

# THE PSG REPORT

PSG CONSTRUCTION, INC.

2004, Volume IX

PROFILING

# PSG

CONSTRUCTION INC.

Custom Homes  
& Renovations

[www.psgconstruction.com](http://www.psgconstruction.com)

PAUL AND STEPHEN GIDUS CONSTRUCTION

PHOTOGRAPHY © 2004 EVERETT & SOULÉ



## Awards and Recognition



2003 Master Custom Builder Council  
Builder of the Year



Florida Home Builders Association

2003 Florida Home Builders Association  
Remodeler of the Year



Named by *Professional Builder* Magazine  
"101 Best Companies to Work For"



Named by *Remodeling* Magazine  
One of the Nation's Top 50 Remodelers



1996, 1997, 2002 Grand Award Winner  
Parade of Homes Remodelers® Showcase



1996, 1997, 1998, 2001, 2002, 2003  
First Place Winner  
Parade of Homes Remodelers® Showcase



1997, 2000, 2001, 2002, 2003  
Aurora Award Winner

Featured in *Southern Living*,  
*Woman's Day*® Kitchens & Baths,  
*Better Homes and Gardens*,  
*Orlando Home Design*, and *Orlando*  
magazines; *Better Homes and Gardens*  
TV and HGTV *Old Homes Restored*



## PSG Offices



839 S. Orlando Ave.  
Winter Park, FL 32789

## The Partners of PSG Construction



Paul Gidus, CGR  
Partner



Stephen Gidus, CGR  
Partner and  
2004 President  
Home Builders Association  
of Metro Orlando

### On the Cover:

*A staircase was designed to lead from the family room to the new second story addition in this Lake Sue project. The staircase is detailed with decorative iron spindles, wood treads and a carved newel post. The complete story is on page 8.*

**THE PSG REPORT**  
2004, Volume IX  
Published by PSG Construction, Inc.

**PUBLISHERS**  
Paul T. Gidus  
Stephen D. Gidus

**EDITOR/COPYWRITER**  
Ann Marie Gidus-Mecera

**ART DIRECTOR**  
Ramona Hacker

**PRINTER**  
Fidelity Press

**THE PSG REPORT** is published once a year by PSG Construction, Inc. for current and prospective clients. Additional copies and back issues of **THE PSG REPORT** are available upon request. Correspondence and changes of address should be sent to:

**PSG CONSTRUCTION INC.**  
839 S. Orlando Avenue  
Winter Park, FL 32789

PHONE: (407) 628-9660  
FAX: (407) 628-9766

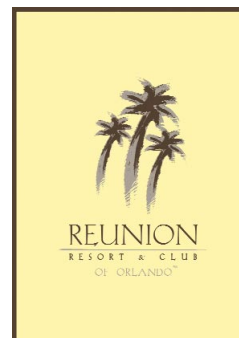
www.psgconstruction.com  
E-MAIL: email@psgconstruction.com

**CERTIFIED GENERAL CONTRACTOR**  
**FLORIDA STATE LICENSE**  
CG-C058353

**CERTIFIED RESIDENTIAL CONTRACTOR**  
**FLORIDA STATE LICENSE**  
CR C039397  
CR C057505



# PSG is Selected as a Preferred Builder in New Reunion Resort & Club of Orlando<sup>SM</sup> Community



PSG Construction has been selected as one of eight preferred builders for the second phase of Reunion Resort & Club of Orlando<sup>SM</sup>. PSG is also currently building in the first phase which opened January 2004.

Located near Walt Disney World®, Reunion is a gated community offering custom homes, condominiums and guest accommodations. Reunion's newest community is located on the west side of I-4 and will feature Tradition, Jack Nicklaus' Signature Golf Course design (one of three golf courses in the community), its own Clubhouse, and an activity center with a basketball court, baseball field and soccer field. More than 800 home sites and 75 condominiums are planned.

"Custom home building is something we have always been involved in since our company was formed seventeen years ago," PSG co-owner Paul Gidus says. "The opportunity to be a preferred builder in Reunion enhances this portion of our building business."

Paul and Stephen believe the expertise gained over the years in the renovation sector of their business works as a benefit when building a custom home. "Residential renovations are much more complicated than building new homes," Paul explains. Existing construction circumstances have to be dealt with and can not always be controlled or anticipated in renovation projects, Paul says. Paul and Stephen feel the systems they have in place for handling these sensitive

issues serve as a definite advantage when they build a new home.

"Building in Reunion allows us to boost our custom home division in the direction of growth we desire," says PSG co-owner Stephen Gidus. "We are pleased to be part of this premiere community."

Reunion Resort & Club of Orlando<sup>SM</sup> is being created by The Ginn Company, a privately-held real estate and resort development and management firm based in Celebration, Florida. More information can be found at [www.reunionresort.com](http://www.reunionresort.com).

## Vice President of Custom Home Construction Announced

Bryan Shimeall has been appointed Vice President of Custom Home Construction by PSG Construction co-owners Paul and Stephen Gidus.

Bryan brings to PSG ten years of experience helping Fortune 500 companies use data to make sound business decisions. He has generated more than \$20 million in new sales for former clients including Burger King, Nextel, Mitsubishi Consumer Electronics, and Cinergy.

"My background in turning data into useful information for Fortune 500 companies will be used to help PSG and our clients identify real estate most likely to appreciate in value," Bryan says. "I want clients to be assured if PSG is present then the research has been done for them and they can be confident their investment is one they will be satisfied with."

Bryan's responsibilities will include managing sales, production and operations.

"Bryan brings the kind of expertise and enthusiasm to the company necessary for successfully managing this division," Stephen says. [PSG](http://www.psgconstruction.com)



Above: Rendering of one of the PSG custom homes offered in Reunion.

© Lucia Custom Home Designers

The Reunion Logo is a registered mark used with permission and the use of such logo does in no way imply or create any partnership or joint venture between PSG and Ginn-LA Orlando or any other Ginn affiliates.



# Cooking up a Change

## Kitchen Renovation Leads to Two Story Addition



*Left: The new sunroom provides a commanding second story view of the backyard. Below the sunroom is the new screened porch, gracefully accented with columns and arched detailing.*

*Below: The rear elevation before.*

The idea of taking on a renovation and two story addition started when Jim DeSimone gave his wife Beth cooking lessons for her birthday. As an attorney, Beth found gourmet cooking a relaxing change of pace. "I had the best time in those classes!" Beth recalls. "Cooking is an escape for me. After a busy week, I enjoy doing something different and working with my hands."

The idea of a home renovation, that ultimately resulted in a kitchen remake and a new addition, came after Beth started using a gas stove in her classes. "I wasn't satisfied with my existing kitchen," Beth says. "I had basic appliances that were ready for replacement, and I wanted to upgrade them so I could better use what I learned in my classes."

Beth and her husband, who is Vice President of Communications for Darden Restaurants, decided to not only renovate their Longwood home, but also capitalize on their backyard which had been underused. "Our back

yard flows into a beautiful wooded area that is owned by Seminole County," Beth says. "But we had an old wood deck that you couldn't use anyway because it would get so hot—or the mosquitoes would drive you indoors."

The classic French colonial also lacked enough windows in the back to fully enjoy the woods. "So we ignored the beautiful view," recalls Beth.

The DeSimones were intent on changing all of that. Using their design/build services, PSG Construction helped them update their existing kitchen, replace the deck with a screened porch, and add a fully enclosed sunroom above the porch.

To upgrade Beth's kitchen, PSG re-painted the wood cabinets, replaced the laminate countertop with granite, and added a new maple floor, new lighting, and stainless steel appliances. By removing an upper cabinet, the kitchen appears more spacious and is opened up to the adjacent dining area.

With three walls of windows, the



new sunroom is bathed in light and provides the DeSimones with a view of the woods they had missed for so long. "We added this room with the idea of coming in here with our morning coffee and enjoying the outside," Beth says. "We wanted to bring the outdoors in. New landscaping also was added so you can see something special from every window."

The sunroom displays distinct character with a tongue-in-groove painted ceiling, maple floor and built-in bookcases. A grand piano is prominent in one corner of the room.



*Above: Windows surrounding three sides of the new sunroom provide an exceptional view of the professional landscaping and natural wooded area at the rear of the home. Details like the tongue-in-groove ceiling, maple floor and hand-crafted built-in bookcases lend charm to the space.*



*Above: The kitchen was lightened, brightened and opened up by painting the existing wood cabinets, adding new lighting, and removing an upper cabinet. A granite countertop replaces the old laminate countertop.*

*Right: The kitchen before.*

"With the wood ceiling and wood floor, the acoustics are great," Beth says, who also is a violinist. "On New Years Eve, we had a gathering in the sunroom with a number of local string musicians. We all played and had a wonderful time!"

The sunroom, which added about 350 square feet to the home, is conveniently accessed from two sets of doors in the adjacent family room.

The screened porch below the sunroom was designed with graceful columns, arches, and an aged brick floor. "Now we are able to sit outside and enjoy the Florida air. We can enjoy meals on the porch without being bothered by bugs," Beth says.

PSG also solved a storm-water problem that caused the DeSimone's garage to flood during heavy downpours. By re-grading the front of the property, and adding new drains and a new driveway, PSG eliminated the water problem. A bonus was that the front of the home was distinctly enhanced. Brick pavers were inset in the driveway at the entrance and a new set of brick steps lead to the front door. The brick pattern is also repeated on the walk leading to the back of the house for a unified look.

Although Jim DeSimone had no idea his wife's birthday gift would unfold into a full-scale renovation project, the entire family is benefiting—from Beth's inspiring cooking as well as an inspiring view. [PSG](#)

### SOURCES

Electrical - J.D. Electrical Contractors, Inc.  
Plumbing - Modern Plumbing  
Drywall - R.K. Edwards, Inc.  
Interior Trim & Doors - Residential Building Supply  
Appliances - Southeast Steel  
HVAC - Air Masters





## A Garage Only in Name

This Garage Addition Serves as an “Activity Hub” for a Half Dozen Kids



PHOTOGRAPHY © 2004 EVERETT & SOULÉ



PHOTOGRAPHY © 2004 EVERETT & SOULÉ

*Top: The new garage addition was designed to appear as part of the original elevation.*

*Above: A 30 foot long covered porch, a courtyard and a breezeway connect the addition to the front entrance while providing attractive outdoor leisure space.*

*Right: The house before.*



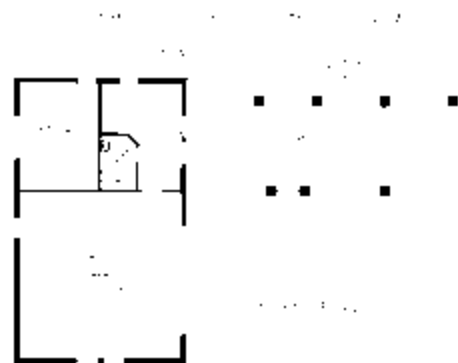
How do you coax a home built in the 70's into accommodating a very busy family of eight? Steve and Karen Berg found a solution that took some of the family's activities out of the house and into a new garage that's only a garage in name.

Six children provide Steve and Karen Berg with their share of busyness. Their existing home, located on a two-acre lakefront lot in Casselberry, lacked sufficient room for the activities of both kids and parents. Three of the six children participate in Irish step dancing competitions and have a wall full of medals and trophies to show for it. One son plays drums, and Steve is an amateur radio enthusiast. Making room for the family's activities as well as daily necessities was a challenge. The Bergs' existing laundry room was cramped and couldn't handle all the laundry that resulted from time spent at the lake and pool.

"We wanted a garage, but we never intended to use it as one," Steve explains.

PSG Construction came "highly recommended" from three of the Bergs' friends, so Steve and Karen approached PSG partners Paul and Stephen Gidus to discuss adding a garage the family could use as an activity "hub." Karen also wanted to update the façade of her brick ranch. Using their design/build services, PSG worked with the Bergs to add a 1,376 square foot fully finished two-car garage with a laundry room, kitchenette, full bath and hobby room.

*continued on page 10*



## A Kitchen Straight From the South of France

Native Home Provides Plenty of Sunny Inspiration



PHOTOGRAPHY © 2004 EVERETT & SOULÉ

Isabelle Chauffeton knew just what she wanted her dream kitchen to look like. Armed with very specific photos, Isabelle called on PSG Construction to convert her nondescript 70's kitchen into a charming French-inspired gathering spot.

Isabelle was happy with the efficiency and configuration of the existing L-shaped 12 foot x 24 foot space, so she focused on creating a space that reminded her of home—her native France.

Isabelle chose the lavender-blue and yellow color scheme for very specific reasons. "It was important to me to bring a little of the atmosphere and tradition of the South of France into my home here in the United States," Isabelle explains. "The South of France—more specifically, the Provence area, near the Riviera—has a reputation among the French of always

*Above: Using the existing space, the remodeled kitchen now features authentic South of France colors and rustic niches, but is outfitted with contemporary amenities such as a wine cooler.*

being sunny and warm. The homes there always look warm and happy because of the colors that are traditionally used—yellow for the sun and a purple-blue for the fields of lavender."

Using their in-house design/build services, PSG Construction was able to create a design for the remodel as well as carry it out to completion. PSG gutted the kitchen of the Altamonte Springs ranch—leaving only the ceramic tile floor which was in good shape—and had the remodel completed in two months.

Lending immediate personality to the kitchen are the painted and faux-finished wood cabinets in the unique blue shade specified by Isabelle. A checkerboard ceramic tile backsplash and faux border over the cook top



*Above: The kitchen before renovation.*

repeat the refreshing blue and yellow-accented cabinetry.

Details like painted murals, niches above the refrigerator and microwave, and a dish rack convey charm. To top off the French look, the walls are plastered with a heavy textured finish.

*continued on page 12*



# Lake Sue Home is No Longer a “Misfit”

70's Ranch Gets an Update That Helps It Blend With the Neighborhood



PHOTOGRAPHY © 2004 EVERETT & SOULÉ

Surrounded by older homes displaying far more character, this 70's ranch seemed out of place. The homeowners bought the home, however, because of the lot and the location. “This is one of the best neighborhoods you could be in,” the wife points out. The couple knew the home, located on Lake Sue, had potential. “The economy induced us to finally act on our plans,” the wife recalls.

The couple wanted to concentrate on bringing character and charm to the exterior of the house, so it wouldn't look out of place. “The house had a dated and unappealing façade,” the wife says. “Fortunately,

the home has a great floor plan with big bedrooms and big closets. We wanted to concentrate on the exterior.”

Working with Ross Design Group, PSG Construction gave attention to the exterior by first addressing the flat roof which had been leaking, had gone through multiple repairs, and needed more work. “The new pitched design allowed us to fit a room underneath,” the wife explains. With two teenagers in the house, the space was planned for a game room.

The change in the roof line dramatically altered the exterior look of the home by creating a two story effect. What was unappealing and unnoticeable before now “looks like an entirely different house,” the wife states. A new portico with rough sawn cedar beams and posts, new paint and updated stone helped build an entirely new and charming look.

Inside, the new second story addition is accessed by a staircase added in the family room and kitchen area. The 576 square foot game room has space for a sitting area, built-ins, a large screen TV and a pool table that has been in the family for 30 years. French doors lead to a balcony providing an admirable view of the pool and back yard. A generous number of windows brings in plenty of light and makes the game room a cheery spot for entertaining.

The renovation also created extra space in the kitchen area. A 252 square foot breakfast area was a welcomed bonus. By removing what was once an exterior wall, the kitchen is now open to the breakfast area. A curved wall of windows in the breakfast area brings in plenty of light and overlooks the lanai and pool area. French doors in the breakfast area connect the kitchen to the lanai and pool. “The breakfast room ties everything together,” comments the wife.

The interior entry was also dramatically renovated by adding a new pair of wood doors and removing a closet that blocked the view of the family room. The family room now appears more spacious.

*continued on page 12*



PHOTOGRAPHY © 2004 EVERETT & SOULÉ



PHOTOGRAPHY © 2004 EVERETT & SOULÉ

*Top: A curved wall of windows in the new breakfast area showcases an enviable view of Lake Sue.*

*Above: The new addition enhances the rear elevation.*

*Right: The rear of the home before.*



PHOTOGRAPHY © 2004 EVERETT & SOULÉ

*Top: The overall character of this Lake Sue home was dramatically enhanced by changing the roof line. The alteration provided bonus space that is now the family's game room.*

*Above left: Stacked stone used on the front of the house was repeated on the fireplace in the family room. New built-in bookcases and a fireplace surround are painted warm white and blend more effectively with the existing wood floor, tongue-in-groove vaulted ceiling and exposed beams.*

*Above right: A balcony off the new game room provides an inspiring view of Lake Sue, and is enhanced by a handsome iron railing.*

*Right: The front exterior before.*



PHOTOGRAPHY © 2004 EVERETT & SOULÉ



# PAUL & STEPHEN GIDUS NEWS

## PSG Partner is Named MCBC Builder of the Year



Stephen Gidus, co-owner of the Winter Park-based PSG Construction, was named Master Custom Builder Council (MCBC) Builder of the Year for 2003. This award is presented by 35 of the top custom home-builders in Central Florida who are members of the prestigious Master Custom Builder Council.

"It is such a privilege to be chosen as MCBC Builder of the Year, because all the members of our organization have exhibited tremendous talents, integrity, and success in the home building industry, and I feel honored to be chosen as their builder of the year for 2003," said Stephen.

"The MCBC is extremely proud to have a builder and person of Stephen Gidus' caliber on our Council," said Dixie Goolsby, MCBC Executive Director. More information can be found at [www.psgconstruction.com](http://www.psgconstruction.com). [PSG](#)

## Stephen Gidus is Elected President of Home Builders Association of Metro Orlando



The Home Builders Association of Metro Orlando (HBA) has installed Stephen Gidus as its president for 2004. Partner and co-owner of PSG Construction, Stephen was installed and began his term on November 7, 2003. Stephen has been an active member of the HBA for the local, state and national associations.

"Being a member of the HBA of Metro Orlando has done a tremendous amount to enhance our company and its growth," Stephen reflects. "We pride ourselves on being a well-run building company and maintaining good relation-

ships with our subcontractors and suppliers. Most importantly, we have been able to form great relationships with our clients and provide them with a positive building experience. We credit our partnership with the HBA of Metro Orlando with helping us reach these goals."

The Home Builders Association of Metro Orlando was established in 1953 and currently is the largest home builders association in Florida with more than 1,400 members. More information can be found at [www.psgconstruction.com](http://www.psgconstruction.com) [PSG](#)

## PSG Cited One of the Best Companies to Work For

Professional Builder magazine, a leading residential construction industry publication, recognized PSG Construction as one of the "101 Best Companies To Work For" in its October 2003 issue.



PSG Construction was nominated by an employee for the recognition. "Knowing that one of our employees took the time to nominate us is extremely rewarding," says PSG partner and co-owner Stephen Gidus. "Providing a positive environment for our employees is part of our company's Core Values," adds co-owner Paul Gidus.

In an article discussing the significance of the recognition, Professional Builder points out that "businesses that excel in employee satisfaction issues increase customer satisfaction to an average of 95%."

"We know that if our employees are happy, they are definitely more inclined to make our clients happy," Stephen explains. More information is can be found at [www.psgconstruction.com](http://www.psgconstruction.com). [PSG](#)

## A Garage Only in Name

*continued from page 6*

The addition is fully air-conditioned. A breezeway connects the addition with a new 10 foot x 30 foot wide front porch.

Where vehicles would normally be parked is an 8 foot x 16 foot portable wood dance floor. "This is where our three children practice their Irish step dancing," Steve explains. "It was important for us to give them a place to practice. Before we had the addition, I had to lay sheets of plywood down in our Florida room."

The 11 foot x 15 foot hobby room in the garage holds Steve's amateur radio equipment and has its own access from the breezeway. The laundry room can

be accessed from the main garage area as well as the breezeway. Equipped with a stationary tub, drop-down ironing board, and Karen's sewing machine, the new laundry room makes maintaining the clothing for the big family an easier task. "We find it's more convenient to have the laundry room in the garage because it's closer to where the kids play," Steve says.

Sharing the space in the laundry room is a kitchenette with cabinets, a counter top and a refrigerator. The Bergs use the kitchenette to make the children's lunches.

To attractively connect the addition to the existing house, PSG Construction removed the small portico at the front entrance of the house. A sprawling 30

foot wide covered porch, a courtyard and a breezeway connect the addition to the front entrance. "This was an after-thought," Steve explains. "Karen always wanted a big porch." White columns and a low white railing around the porch give the brick ranch an attractive facelift and welcome change.

Only a garage in name, this new space helps keep the Berg family operating at optimum speed. [PSG](#)

### SOURCES

Pavers - Booth's Cobblestones Inc.  
 Interior Trim & Doors - Residential Building Supply  
 Electrical - J.D. Electrical Contractors, Inc.  
 Plumbing - Modern Plumbing  
 Drywall - R.K. Edwards, Inc.  
 HVAC - Air Masters

## Award Winning Interior Design



"Best Interior Design"  
 2003 Street of Dreams



**ROBB & STUCKY**  
 Furniture and Design Studio  
 IB 0000745

Altamonte Springs · 351 South SR 434 · 407-682-3700

[www.RobbStucky.com](http://www.RobbStucky.com)

## Enjoy the excitement of a Movie Theater in any room!



PHOTOGRAPHY © EVERETT & SOULE

**Mr. Hook-it-up**  
 Home Theater Solutions

### SPECIALIZING IN:

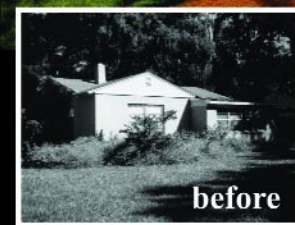
- Custom Home Theater
- System Upgrades
- Troubleshooting
- One-Remote Solutions
- Whole-House/Outdoor Sound

View behind wall unit of cable connections.

**407-312-9727 or MRHOOKITUP.com**



Photography © Everett & Soule



before



before

**ROSS DESIGN GROUP**

custom home  
 & renovation design

since 1988

615 North Magnolia Ave., Orlando, FL 32801 Telephone: 407.843.7677 [www.rossdesign.com](http://www.rossdesign.com)



**A Kitchen Straight From the South of France** *continued from page 7*

“Most of the homes in the South of France are finished in stucco painted a warm color,” Isabelle points out. A storage cabinet and wine cooler replace an existing storage closet. Isabelle chose a laminate countertop in a natural finish but splurged on stainless steel appliances.

To balance the bright colors and bring in a bit of the stained wood often present in southern France homes,

Isabelle chose a Shaker style table with a mix of benches and chairs that were custom made for the kitchen. “The table could easily pass for a French farm table,” says Isabelle.

Yearning for an update, the former kitchen possessed a layout that definitely outshined its design. Authentic French inspiration, however, introduced a makeover with a decidedly sunny disposition—sunny France rather

than sunny Florida. “It feels like the house has a soul now,” Isabelle says. “It feels like it’s my ‘home away from home.” [PSG](#)

**SOURCES**  
Appliances - *Southeast Steel*  
Interior Trim & Doors - *Residential Building Supply*  
Drywall - *R.K. Edwards, Inc.*  
Plumbing - *Modern Plumbing*  
Electrical - *J.D. Electrical Contractors, Inc.*

**Lake Sue Home is No Longer a “Misfit”** *continued from page 9*

Adding new stone to the family room’s existing fireplace makes the room warmer in appearance. New built-ins and a fireplace surround were added. Bay windows in the existing dining room were replaced with French doors leading to the lanai and pool area.

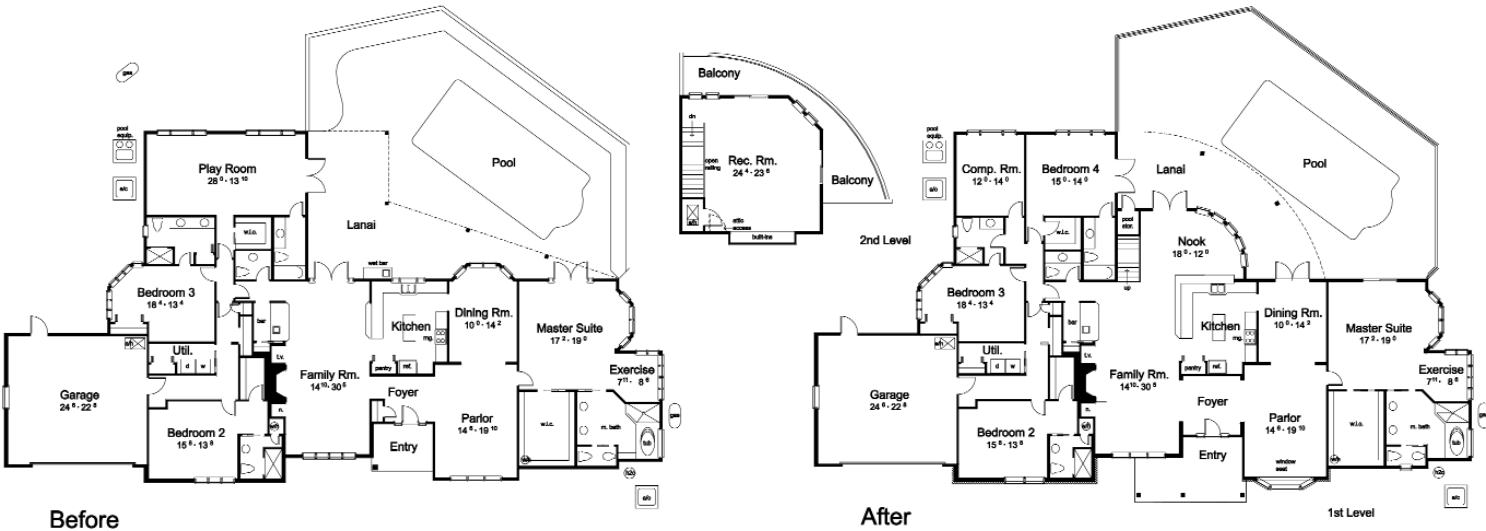
No longer the ‘misfit’ of the neighborhood, this home provides the charm the owners set out for, with some bonus space thrown in for good measure. [PSG](#)

**SOURCES**  
Residential Designer - *Ross Design Group*  
Pavers and Masonry - *Booth’s Cobblestones Inc.*  
Cabinetry - *Central Kitchen & Bath*  
Windows - *Garner Window & Door*  
Electrical - *J.D. Electrical Contractors, Inc.*  
Plumbing - *Modern Plumbing*  
Drywall - *R.K. Edwards, Inc.*  
Interior Trim & Doors - *Residential Building Supply*  
HVAC - *Air Masters*

*Right: The former living room was converted to a formal dining room. To enhance the view and allow the room to appear more spacious, the existing window was replaced with a bay window.*



PHOTOGRAPHY © 2004 EVERETT & SOULÉ



**Southeast Steel**  
APPLIANCE WAREHOUSE SHOWROOM

63 West Amelia Street • Orlando, Florida 32801  
407-423-7654 • Fax 407-843-4570  
www.southeaststeel.net  
E-Mail: southeaststeel@aol.com

**CENTRAL FLORIDA'S  
LARGEST APPLIANCE SHOWROOM**

ASKO	best	BOSCH	de'cor
Philips	GAGGENAU	SIEMENS	GE
FRANKE	MARVEL	Maytag	SCOTSMAN
SUB-ZERO	Whirlpool	U-LINE	WOLF
DCS	KitchenAid	Fisher & Paykel	GLYNX
Asana	Laurel	LG	GoldStar
Thermador	Miele	BROAN	Magic Chef

**LOW LOW WAREHOUSE PRICES  
SERVING CENTRAL FLORIDA OVER 60 YEARS**

*"At Southeast Steel **YOU** Get The Best Deal!"*

**VERANDA REALTY, Inc.**  
*Residential & Commercial Real Estate*  
*Licensed Brokerage firm, 407-719-7240*  
[VerandaRealty@earthlink.net](mailto:VerandaRealty@earthlink.net)

*Specialty Floor Designs*  
217 Altamonte Commerce Blvd. • Suite 1202  
Altamonte Springs, FL 32714  
(407) 830-9333 • Fax (407) 830-8376

**Stoppel Roofing, Inc.**

**Quality Workmanship Guaranteed  
Serving Central Florida Since 1985**

3609 Old Winter Garden Rd, Suite A-9  
Orlando, Florida 32805  
Phone 407-293-6574, Fax 407-294-3420  
Licensed CCC036967, Insured

**BOOTH'S COBBLESTONES INC.**

Custom Driveways & Patios  
Brick, Pavers, Masonry  
Importers of  
Granite Cobblestones

**(407) 521-2823  
Fax (407) 521-2844**

**GET ORGANIZED**  
A NEAT WAY OF LIFE™

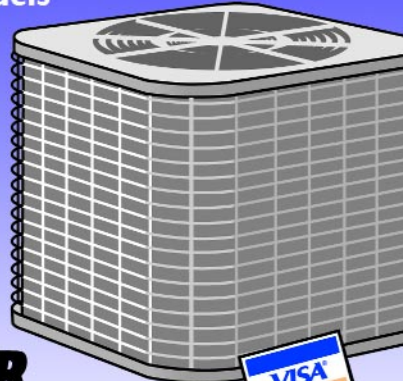

**VISIT OUR 6,000 SQ. FT.  
MANUFACTURING FACILITY**

**1904 BRENGLE AVENUE, ORLANDO, FL 32808  
(407) 291-1553 • WWW.GETORGANIZEDINC.COM**



# AIR CONDITIONING HEATING REFRIGERATION


- Commercial & Residential
- Sales, Service & Installation
- All Makes & Models
- Heat Pumps
- Free Estimates
- Commercial Refrigeration

**AIR MASTERS**

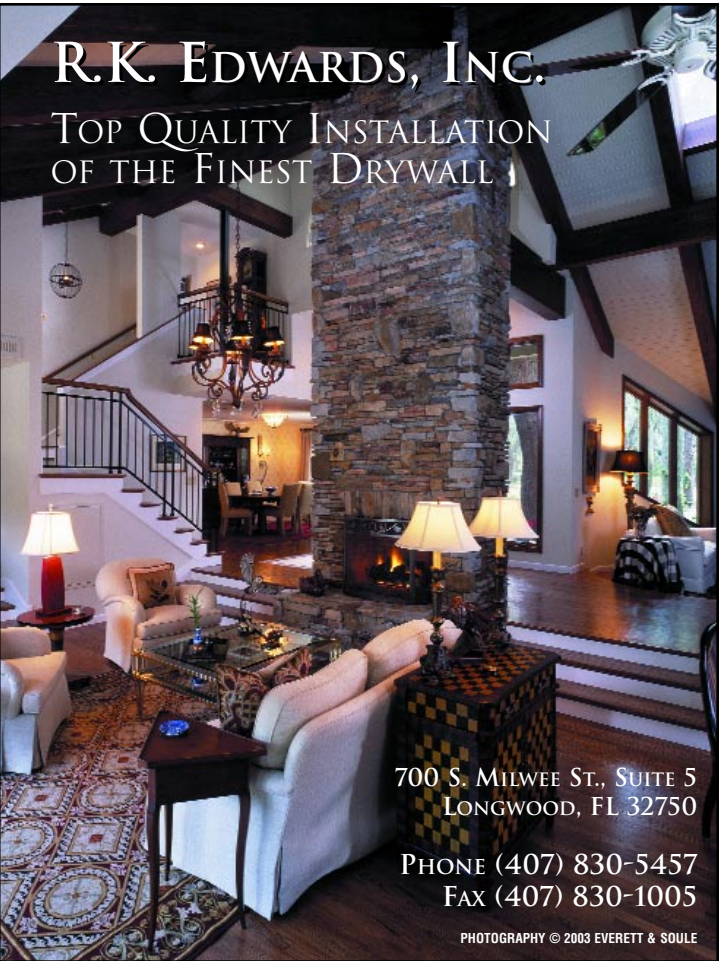
PLEASE CALL (407) 323-2990

STATE CERTIFIED CACO 46916



## R.K. EDWARDS, INC.

TOP QUALITY INSTALLATION  
OF THE FINEST DRYWALL



700 S. MILWEE ST., SUITE 5  
LONGWOOD, FL 32750

PHONE (407) 830-5457  
FAX (407) 830-1005

PHOTOGRAPHY © 2003 EVERETT & SOULE

## MODERN PLUMBING INDUSTRIES, INC.

DESIGN/BUILD

VALUE ENGINEERING

PREFABRICATION

CERTIFIED CRAFTSMEN

CRITICAL PATH SCHEDULING

SERVICE/REPAIR

255B Old Sanford Oviedo Road  
Winter Springs, FL 32708  
407-327-6000  
www.modernpi.com

LUMBER • DOORS • TRIM • HARDWARE



**Residential Building Supply**

327 EAST Highbanks Road  
DeBary, FL 32713

DeBary (407) 668-4468  
Orlando (407) 647-7771  
FAX (407) 668-2557



**SPLURGE ON WINDOWS.**  
LEAVE JUST ENOUGH WALL TO HOLD UP YOUR ROOF.

If you're going to indulge, then by all means, indulge with the best. Let's build together.



**GARNER WINDOW & DOOR**  
6615 EDGEWATER DR. • ORLANDO, FL 32810 • (407) 291-6241

## Meeting All of Your Electrical Needs . . .

Specializing in residential work  
including custom homes, remodels,  
and commercial.

**With Over 18 Years  
of Experience**



**J.D. Electrical Contractors, Inc.**  
1045 North Ronald Regan Boulevard  
Longwood, Florida 32750  
(407) 332-0216

*"Professional Design is the Difference"*



**Central Kitchen & Bath**

1096 W. Fairbanks Ave. • Winter Park • 407.629.9366  
www.centralkitchen.com







*Lucia*  
 CUSTOM HOME DESIGN  
 REMODELING DESIGN  
 INTERIOR DECOR



James C. Lucia, FAIBD    Karen R. Kassik, AIBD  
 Principal                      Principal

Lucia Custom Home Designers, Inc.  
 1650 Lee Road  
 Winter Park, FL 32789  
 Phone (407) 629-7001 • 1-800-425-8083  
[www.luciadesigns.com](http://www.luciadesigns.com)

PHOTOGRAPHY © 2003 EVERETT & SOULE



## REMODELING DESIGN SPECIALISTS



After

Before

Before

After