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## **Theory Design prepares to install furniture in Beacon model at Hill Tide Estates**



BOCA GRANDE, FL – Theory Design, the fastest-growing, high-end interior design firm in Southwest Florida, is finalizing the interior and preparing to install furniture in Seagate Development Group’s Beacon model this fall. Located at Hill Tide Estates on Boca Grande, this three-story residence – now under contract – will boast over 4,700 square feet of living space plus a two-car garage, multi-level outdoor living area and luxury beach house concept by Theory Design’s Vice President of Design, Ruta Menaghlaoui and Director of Design, Paula Myette.

The Beacon's tropical landscape – proceeded by a beach patio with a staircase to the main outdoor living area – will frame a classic metal roof, a soothing white façade, stark-black-framed windows, as well as black shutters and shaker panel garage doors. Oversized glass and black iron double entry doors will unveil endless coastal inspiration, comfortable and sophisticated finishes, and a fresh perspective on island life via the contrast of light and dark.

The foyer will feature warm walnut flooring throughout the main living spaces and feature a dramatic steel mono-stringer staircase in a satin black finish, black and white sconces, and a modern chandelier. An open flow into the great room, chef's kitchen and adjacent dining area will debut wall-to-wall sliding-glass doors that pocket back to transition the modern coastal theme to the outdoors. The kitchen will incorporate dark wood cabinetry, some of which will have glass fronts and sit just below transom windows – a refrigerator/freezer, a gas range, a built-in microwave, a coffee station, as well as an expansive island with two dishwashers, a farmhouse sink, clad-in nickel cap. The dining area will offer a wet bar with a full-size Thermador wine cooler. The master suite off the great room and outdoor living area will feature a cozy sitting area, two walk-in closets, white cabinetry, dual vessel sinks atop Calacatta gold marble, a deep soaking tub and a black-framed-glass walk-in shower. The outdoor living area will complete the second living level with a fireplace feature and media wall, an outdoor kitchen with slab style cabinetry in a weathered graphite finish, a built-in grill, not to mention a sparkling pool and spa retreat.

Off the open staircase to the third floor of the Beacon model, homeowners and guests will enjoy three VIP guest suites, a second laundry room, a morning bar, and a flex/game room all with direct access to a covered balcony and sundeck.

“Boca Grande is perfectly represented by Hill Tide Estates. The Beacon has been designed to allow the homeowners to relax and immerse themselves in the beauty of a coastal lifestyle,” Myette said.

This model home is made possible in part by an architectural design by R.G. Designs.

**(<https://swfloridadailynews.com/theory-design-prepares-to-install-furniture-in-beacon-model-at-hill-tide-estates/>)**