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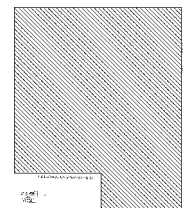
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Room to Grow

COSAN STUDIO AND SALCITO CUSTOM HOMES COLLABORATE CLOSELY WITH THEIR CLIENT TO CREATE A WARM AND INVITING FAMILY HOME THAT SEAMLESSLY INTEGRATES INDOOR-OUTDOOR LIVING.

*By Laura Eckstein Jones
Photographed by Jusan Roebner, Roebner + Ryan*

The ground-up build's stunning pool area features honed Belgian limestone from Galleria of Stone, pool tile from Noble Tile and patio furniture from Sutherland.







Cabinetry—with hardware by Ashley Norton and Top Knobs—by Cosan Custom Cabinetry & Millwork line the kitchen, which features a Sub-Zero refrigerator/freezer, a Bertazzoni range and Cove dishwashers. The hood is custom with a zinc surround, the over-island lighting is from Tech Lighting and the wall sconces are from Visual Comfort. Opposite page: An eye-catching chandelier from Nickey Kehoe hovers above a custom dining table by Peter Thomas Designs. The striking art piece is by New Orleans-based Karina Gentinetta.

One may think building on an empty lot affords full creative freedom. But when that lot is within a community with strict HOA guidelines, challenges can arise. Architect Scott Carson of Cosan Studio had done some previous commercial work for his client, and was thrilled when he asked Carson to get involved with a more personal project. “We were hired to design their home for him, his wife and their two girls,” says Carson. “They wanted it to be a forever home to raise their family in, and they found a lot in the perfect neighborhood they had been in love with for a while—Arcadia at Silverleaf.”

Because this was one of the last lots available in the neighborhood, Carson had to look to the surrounding homes for design context. “There are very strict guidelines by the HOA,” he explains. “What the client wanted didn’t really fit that mold, so they challenged us to push boundaries to get what they wanted approved by the HOA.” What the client wanted was a hard-to-categorize mix—a



warm, welcoming, earthy home with seamless indoor-outdoor flow and as much privacy as possible on a lot with many neighbors. The wife, Kaycee Kitzmiller, was inspired by a home she loved in Texas and a Napa winery designed by Scottsdale firm Berghoff Design Group. "I wanted the home to feel warm, organic, yet structured with an eclectic mix of vintage and new pieces to add charm," she says. "My ultimate goal was to create a space that had felt collected over the years."

To achieve this, Carson and Anthony Salcito of Salcito Custom Homes created an open floor plan design with lots of light and access to the outdoors, and used materials like fir, oak, marble, Texas limestone (a request from Kitzmiller), brass and silk throughout. "We used the Texas limestone on the chimney masses and at the base of the home," says Carson. "It grounded the home and was the palette we used to build the design around."

The team made the most of the lot's space, creating a two-story home with some larger, grand areas, and others that are smaller and cozier. "There's something nice about this idea of compression and release," says Carson. "In some spaces you want that cozy feel, and in others, it's nice to release—like the great room and other areas with





The great room features sofas from Cisco Home and a vintage dining table and Verellen bench from The Collector's House. The horse print is by Kenneth Polke. Opposite page, from top: A painting by Hunt Slonem lights up the entry; the dining room looks out toward the great room and outdoor living room.





The primary bathroom is a serene oasis. Here, the team integrated Kohler sinks with Waterworks faucets into a custom vanity made from Arabescoto Corchia—all of which pairs beautifully with the Monarch Plank European oak wood flooring.



The clients' daughters have their own loft area for play and studying. Opposite page, from top: The primary bedroom is crowned with a chandelier from Visual Comfort and includes a Ben Soleimani rug; one of the daughter's dreamy bedrooms.

more volume. Then it comes down again in the private areas.”

Filled with natural light, an open, flowing plan and a beautiful mix of natural materials, the home has several standout areas, including the great room that’s open to the kitchen, dining area and the outdoor living room. “When the corner slider opens it becomes one large entertainment area,” Carson notes. Salcito points out the 10-foot-tall windows and doors throughout, the Lutron lighting system, the kids’ wing and the owner’s loft as some of his favorite features. “This house is hard to categorize without a dozen adjectives, however, overall, the aura is extremely welcoming. The house has a hip vibe for a young family, with an appreciation

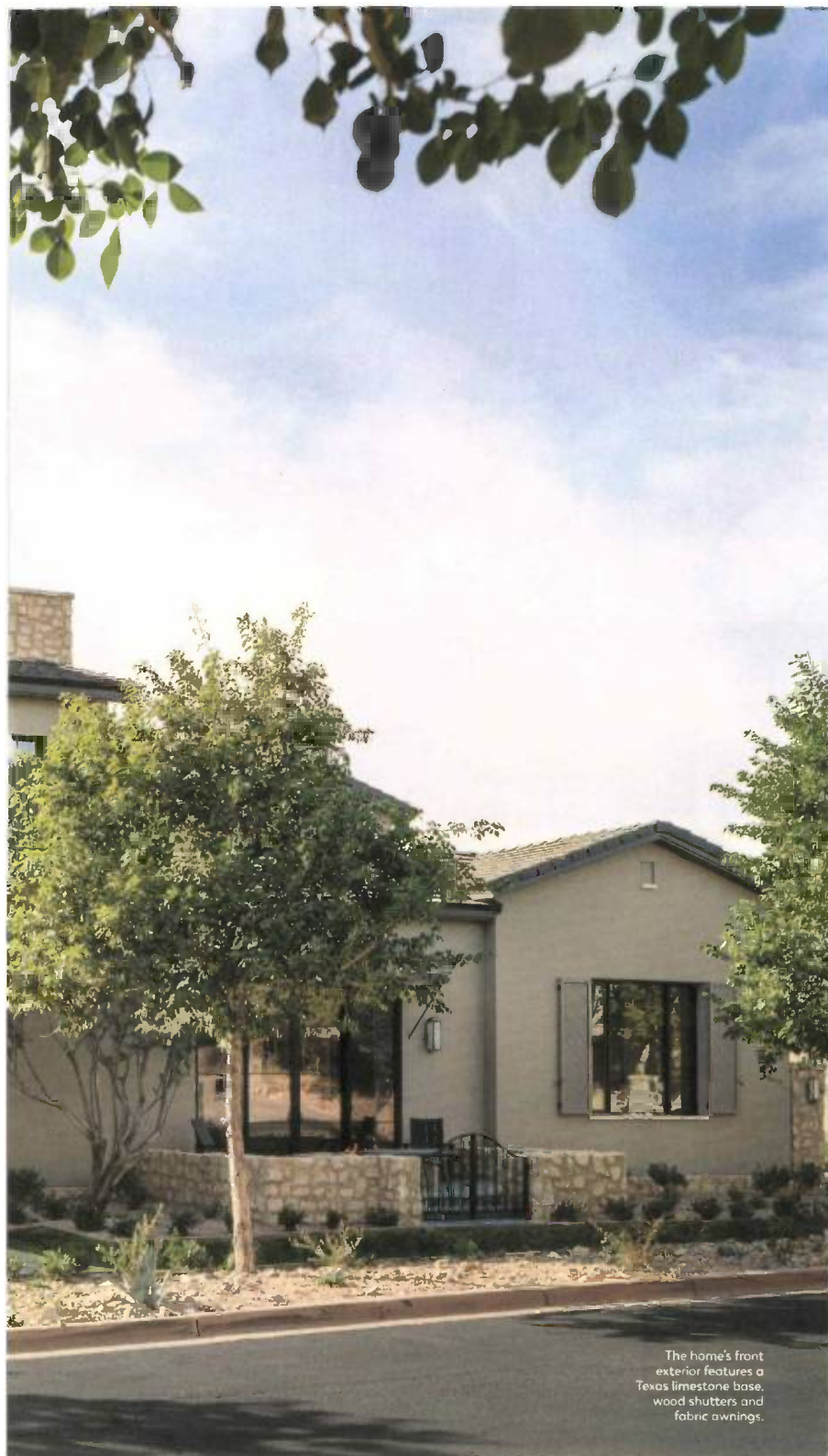
for high-quality design and sophisticated finishes,” he says.

The outdoor space is another standout area. “There is a beautiful pool cabana that is directly on axis from the front door across the pool that sits in the carefully situated courtyard to allow for privacy,” says Carson. “The cabana is another great place to sit by the fireplace and enjoy cool, crisp evenings or enjoy the latest game on TV.”

The homeowners are absolutely thrilled with their new abode. “They are raising their two daughters in it and could not be happier with the way it lives and how they feel in the home,” says Carson. “It really is a home designed just for them and their family.” ■







The home's front exterior features a Texas limestone base, wood shutters and fabric awnings.

DESIGN DETAILS

TYPE

Single-family home

LOCATION

Arcadia at Silverleaf

ARCHITECT

Cosan Studio
cosanstudio.com

INTERIOR DESIGN

Collaboration between homeowner Kaycee Kitzmiller and Salcito Design Group
salcito.com

BUILDER

Salcito Custom Homes
salcito.com

LANDSCAPE ARCHITECT

CF Design
cfdesignaz.com

CARPENTER

Salcito Construction Co. Inc
salcito.com

RESOURCES

BEN SOLEIMANI

Rugs throughout
bensoleimani.com

FARROW & BALL

Paint throughout
farrow-ball.com

GOODALL CUSTOM CABINETRY & MILLWORK

Kitchen and bathroom cabinetry
goodallllc.com

HARTMANN & FORBES

Curtain and blinds throughout
hartmannforbes.com

MONARCH PLANK

European oak wood flooring throughout
monarchplank.com

VISUAL COMFORT

Lighting throughout
visualcomfort.com