



# BEAUTY *BY THE beach*

SEA PINES HOME A DREAM COME TRUE FOR OWNERS



Rick Amatucci and Maryann Bastnagel built their 4,029-square-foot, five bedroom, six bathroom dream home on Marsh Wren Road in the South Beach area of Sea Pines. The home features a T-shaped pool, an expansive living room and an unbeatable view of the Atlantic Ocean.



THE PORCH, T-SHAPED POOL PATIO, LIVING ROOM, KITCHEN, MASTER SUITE AND THREE UPSTAIRS ROOMS ALL SHARE SOMETHING GLORIOUS IN COMMON: SWEEPING EAST/SOUTHEAST VIEWS STRAIGHT ACROSS THE 110-FOOT PRIVATE BEACHFRONT PROPERTY TO THE VAST ATLANTIC OCEAN BEYOND.



BY DEAN ROWLAND | PHOTOS BY 33 PARK PHOTOGRAPHY

When homeowners Rick Amatucci and Maryann Bastnagel bought the ½-acre property on which an older home sat 14 years ago as a vacation residence, the promise of that view in their mind's eye was just a matter of when, not if, it would be theirs to enjoy.

"It's something we had dreamed about since our honeymoon really (21 years ago when they first visited Hilton Head Island), and, you know, we bought the older house and it was really our dream to build a house with this fabulous view," Amatucci said, pointing to the rolling white caps from the spacious porch. "We were able to accomplish this nice vision, and the result? We couldn't have asked for more...it's fabulous."

The project turned out to be a "leap of faith" by the homeowners and a business opportunity of a lifetime

for the builder. On the ashes of the old house tear-down, Esposito Construction Inc. of Bluffton began building its first custom home in early 2010 since its founding two years earlier.

Together -- with the expertise and creative vision of the architect and interior designer -- they constructed the 4,029-square-foot, five bedroom, six bathroom dream home on Marsh Wren Road in the South Beach area of Sea Pines.

"Thank you for achieving our dreams," Amatucci said he told company co-owners Brian and Leslie Esposito after the 10-month project was completed, on budget and under schedule. He cited the "intangibles," not Esposito's portfolio like other builders he interviewed had, in his decision to hire them. Amatucci and his wife, who still own a condominium in Bethesda, Md., and



work as consultants, moved in part-time shortly thereafter and permanently into their primary residence in late 2011.

"They trusted us with their dreams," said Leslie, who moved to the Hilton Head area in 2005 with her husband and carried along the dream of their soon-to-be company and its future. "Rick and Maryann gave us an incredible opportunity ... so to have our two dreams coincide and still maintain a great relationship is really special."

Bob Johnson of Johnson & Associates Architects Inc. of Bluffton and interior designer Linda Conklin, owner of Seasons on HHI, shaped the homeowner's vision by melding a contemporary design and feel with outstanding Lowcountry touches.

"The architect leans much more (toward) Lowcountry traditional and the interior designer leans much more (toward) contemporary clean lines," said Brian, who had 18 years of experience under his professional belt in the construction industry before going out on his own. "It was the mesh and blending of their two designs and visions."

"One of the things that we really liked was the way this tabby came out...I like that look," Amatucci said. "So it's kind of a whole contemporary feel but you have a Lowcountry tabby look."

Tabby can be found framing the fireplace in the expansive porch, the fireplace and faux chimney flute in the living room, and on the exterior that is complemented with 5/8-inch-thick artisan HardiePlank because it provides a "much more detailed profile than your standard 1/4-inch," Brian said. Gables strike a notable architectural note, and the interior trim in the guest cottage above the garage and wooden shutters in one of the upstairs bedrooms showcase



No custom details were overlooked in the symmetrically-designed space, which has a direct sight line to the adjacent formal dining room and living room. Shaker-style cabinetry visually captivates several rooms, 7-inch walnut flooring stretches throughout all the common areas, and stairs anchored by powder-coated aluminum slats and a walnut railing rise heaven-bound toward the 23-foot-high open space from the foyer to the second floor ceiling.



Lowcountry appointments.

Although Amatucci said the porch is his favorite room for relaxing – and who can blame him with its beachfront view, state-of-the-art grill, big-screen television and half bath, along with the fireplace – the kitchen commands immediate attention.

No custom details were overlooked in the symmetrically-designed space, which has a direct sight line to the adjacent formal dining room and living room.

“There’s a wonderful texture of tile that highlights the (range) hood and really makes a whole statement to the room,” Brian said, noting that a refrigerator is tucked behind one of the two custom-made pocket-door cabinets. Two unique chandeliers hover above a single-slab

Calacatta Gold Italian marble island from Distinctive Granite and Marble with a drip edge anchors the 12-foot high room. Crown cabinetry molding meets the sill of the windows above the hood to welcome in the sunlight.

Shaker-style cabinetry visually captivates several rooms, 7-inch walnut flooring stretches throughout all the common areas, and stairs anchored by powder-coated aluminum slats and a walnut railing rise heaven-bound toward the 23-foot-high open space from the foyer to the second floor ceiling. Oversized French-themed artwork and a colorful serigraph by expressionist LeRoy Neiman – one of the artist’s pieces captures the 18th hole at Harbour Town, once again the site of the RBC Heritage golf tournament this

month – share abundant wall space.

Iain Brown of Custom Audio Video worked with the Amatuccis to design and provide a structured wiring package for their residence that would handle any present or future AV needs and said working with the Esposito Team was effortless and professional from start to finish.

The his/her master bathroom with a common shower featuring six shower heads dazzled LightHouse award judges in its category, earning top honor. The home also won best overall and best kitchen distinctions. Marble mosaic tile adorns the shower walls and dual-counter back-splashes.

High contemporary living in the Lowcountry resides in every room for this busy couple. **M**



Tabby can be found framing the fireplace in the expansive porch, the fireplace and faux chimney flute in the living room

