

## HOME DECOR

## Suite Transformations

Two Central Square retreats get new looks

By Wendy O. Dixon

Part of the fun of living in Seaside is seeing how the town evolves and changes over the decades. The decor that was popular in the 1980s, when the town was in its infancy, is little more than a distant memory for many homeowners today.

Susan and Arnie Lutzker recently completed renovations of two units in the center of town. "We've been coming here since the 1990s and always dreamed about having a place here," says Arnie. The Lutzkers bought two apartments at 25 Central Square, above Amavida Coffee Roasters, through Seaside Community Realty broker Jacky Barker. The couple saw the suites and decided that with some updates and upgrades, they could be a luxurious second home for them, their children and five grandchildren. It would also be more attractive to potential renters through Seaside's rental partner, Homeowner's Collection. After renovating them both, the formerly named A Perfect View was renamed A More Perfect View. Bewildered is now known as Bewildered No More.



Bewildered previously had a small enclosed kitchen.

The Lutzkers are Washington, D.C.-based attorneys. Arnie is also president of a law network, INBLF (International Network of Boutique and Independent Law Firms), which held its annual gathering in Seaside this past November. The couple is skilled at home renovations, beginning with their hundred-year-old home in D.C. The recent pandemic added challenges just as they bought Bewildered in April 2020 and A Perfect View in August 2020. "For renovation planning, we met a lot by Zoom, and had to deal with supply issues that caused some headaches," Susan says.

Arnie and Susan completely renovated both floors of the two units. Architect Andrea Plunk (Studio A Architecture, Inc.) and general contractor and interior design duo Jack

(Ederer Construction Company, Inc.) and Kim Ederer (Eden Design Group, Inc.) led the construction and redesign. "I love every style of design," Kim says. "It's a matter of talking with clients and getting to understand a style they would like, and I interject what I can do. That's what happened with the Lutzkers. When I knew how much they loved art and photography it was pretty easy to get to the results that they would enjoy."

When working with clients, Kim says listening is key. "I can understand their style quickly, I've always had that sense." Kim describes husband Jack as a hands-on master builder. "He's excellent at renovation, in particular."

With Andrea as architect, the trio makes a great team. "We all work so well together," Kim adds. "I find Andrea is a good listener, too. She's extremely creative and easy to work with. A team makes this all happen. It's not just one person."

**About the Suites:**

Located in the award-winning, residential/commercial building designed by architects Rodolfo Machado and Jorge Silvetti, the suites are located at 25 Central Square.

Bewildered was the couple's first renovation project. The apartment had a narrow kitchen, which the Lutzkers opened by getting rid of unnecessary walls dividing the space. The new living area has a welcoming aesthetic with cozy neutrals, elegant lighting and pops of color on the walls, thanks to the artwork.

The master bedroom has a sliding bathroom barn door. Susan prioritized a luxurious soaking bath tub, requiring a redo of the master bath that includes a glass enclosed shower, vanity and a back-lit mirror. A twin bedroom room is also handsomely designed, comfortable for anyone. The condo has a spacious, redesigned outside patio with bar, fridge, couch, two lounges and views of Seaside and the Gulf.

A More Perfect View was converted from a one-bedroom to a two-bedroom, two-and-a-half-bath penthouse, with the master bedroom featuring a large window seat ideal for reading, napping or gazing at Central Square and the Gulf. A custom built-in twin bunk room and new bathroom is ideal for kids.

The result of the redesign is two modern, open spaces with chic furnishings, unique artwork and designer kitchens with top-of-the-line stainless appliances. Both apartments have outdoor balcony views of the Gulf and Central Square.

**One-of-a-kind Accessories**

The walls of both units are adorned with metal artwork and photography printed on metal, some by professional photographers and others by family using Shutterfly. The art gives the suites a charming personality.



Bewildered No More now has modern neutrals with a pop of color on the walls.

\*After photos by Jarrod Carley with The VueFinders

**Featured artists:****Christopher Erney**

Trained as an industrial designer, this self-taught sculptor primarily uses stainless steel to create everything from sea creatures to larger-than-life human figures. [christophererney.com](http://christophererney.com)

**Ira Meyer**

Ira is an award-winning and widely collected photographer of stunning images of Antarctica, the Arctic and wildlife. [iirameyer.com](http://iirameyer.com)

**Sonya Sklaroff**

Sonya is a New York-based artist whose paintings have been exhibited worldwide. She is inspired by objects, scenes and the people she encounters in her daily life and her travels. [sonyasklaroff.com](http://sonyasklaroff.com)

**John Richter**

John is a self-taught landscape photographer and naturalist based in Vail, Colo. [richterfineartphotography.com](http://richterfineartphotography.com)

**Corey Hughes**

Granddaughter of Arnie and Susan, Corey is a talented young photographer who loves Seaside.

**Hot Kitchen Trend:****Induction Cooktop or Range**

Using electromagnetic fields, an induction cooktop's burner heats the metal pot placed on the burner without emitting any extra heat to the appliance. This keeps the kitchen cool and comfortable. It's energy efficient, safe and fast. "It's a good thing for Seaside homes, as the kitchens can be small and close to other living spaces," Kim Ederer, interior designer with Eden Design Group, says.

**Lighting** – Lighting Etc., Inlet Beach, Fla. Courtney Larimer, lighting consultant

**Cabinets** – Kitchens ETC LLC., Santa Rosa Beach, Fla. Jennie Rowe, cabinet designer

**Appliances / Plumbing Fixtures** – Ferguson Kitchen and Bath, Destin, Fla. Shannon Prine



A More Perfect View was also opened and modernized.

