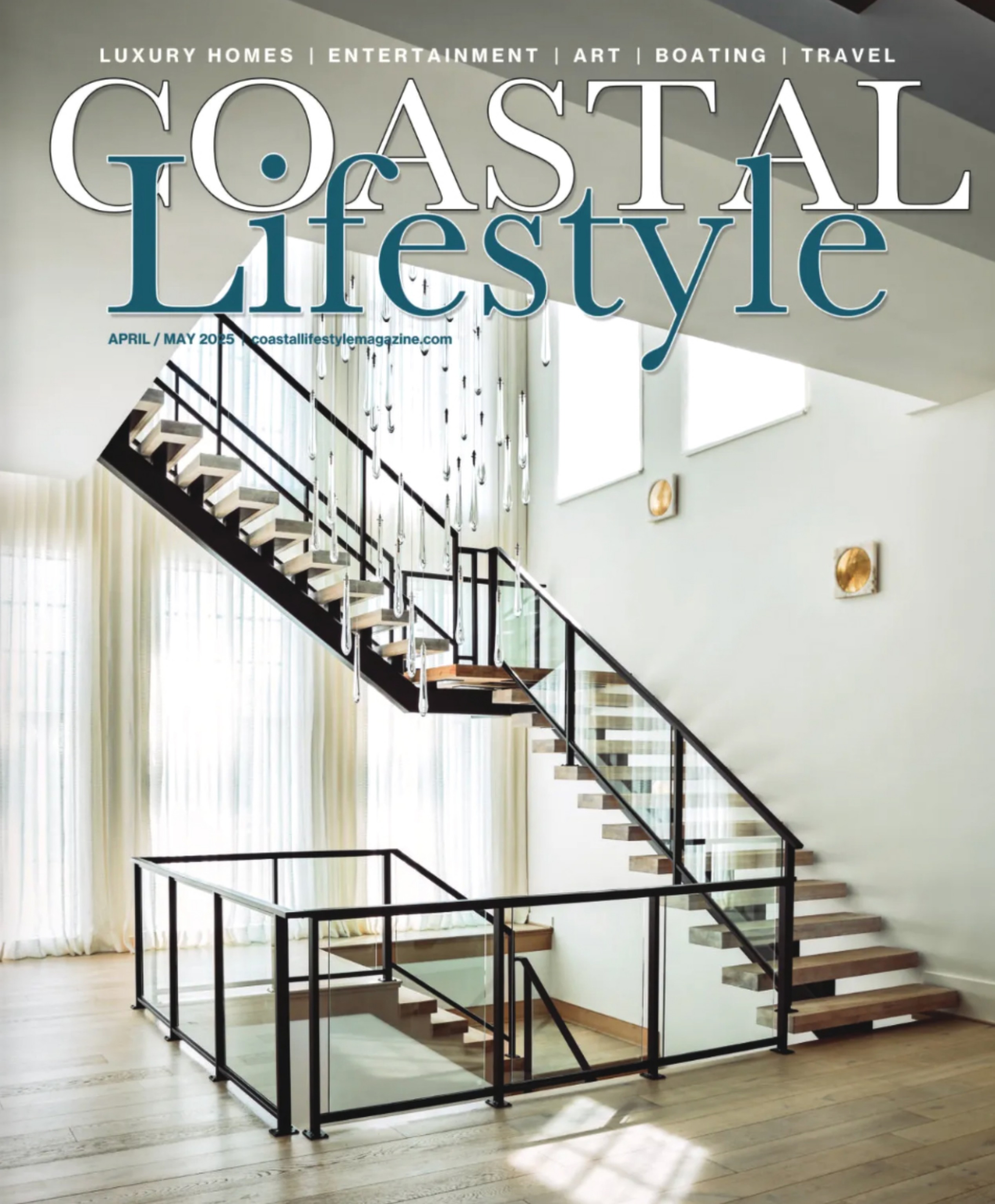


LUXURY HOMES | ENTERTAINMENT | ART | BOATING | TRAVEL

COASTAL Lifestyle

APRIL / MAY 2025 | coastallifestylemagazine.com



Nestled along the serene shores of Bayou St. John on Ono Island, a residence emerges as a transformative beacon of coastal living.

a MANOR of SPEAKING

A VISION REALIZED: PHILLIP VLAHOS AND THE JEWEL OF ONO ISLAND

By Meredith Amon

Photographers, Elliott Fuerniss and Derek Keller

This estate is a perfect blend of architectural brilliance, impeccable craftsmanship, and unwavering quality. It stands as a tribute to vision, collaboration, and artistry, led by the exceptional talents of builder Phillip J. Vlahos, whose design sensibility and commitment to excellence have redefined coastal homes.

FROM VISION TO REALITY: A BOLD NEW BEGINNING

What began as a simple renovation concept soon evolved into a far grander vision under Vlahos's guidance. When Vlahos introduced the homeowners to renowned architectural designer Bob Chatham, the initial plan to refurbish the existing home quickly gave way to the idea of building a completely new residence. "During our discussions, the homeowners posed the idea, 'What if we just take this home down and build a new one?'," recalls Chatham. That moment marked a pivotal shift in the project, and Vlahos, alongside Chatham, began sketching the first plans for a new build.

Chatham enlisted designer Kathy Heard to refine the plans further. "Together, the three of us collaborated closely to shape what we knew would become a truly magnificent home," says Chatham.

INTERIOR ELEGANCE: DESIGNED FOR LIVING

For Vlahos, building with an eye toward sustainability is paramount. His philosophy centers on creating homes designed not only for today but for future generations, ensuring that the

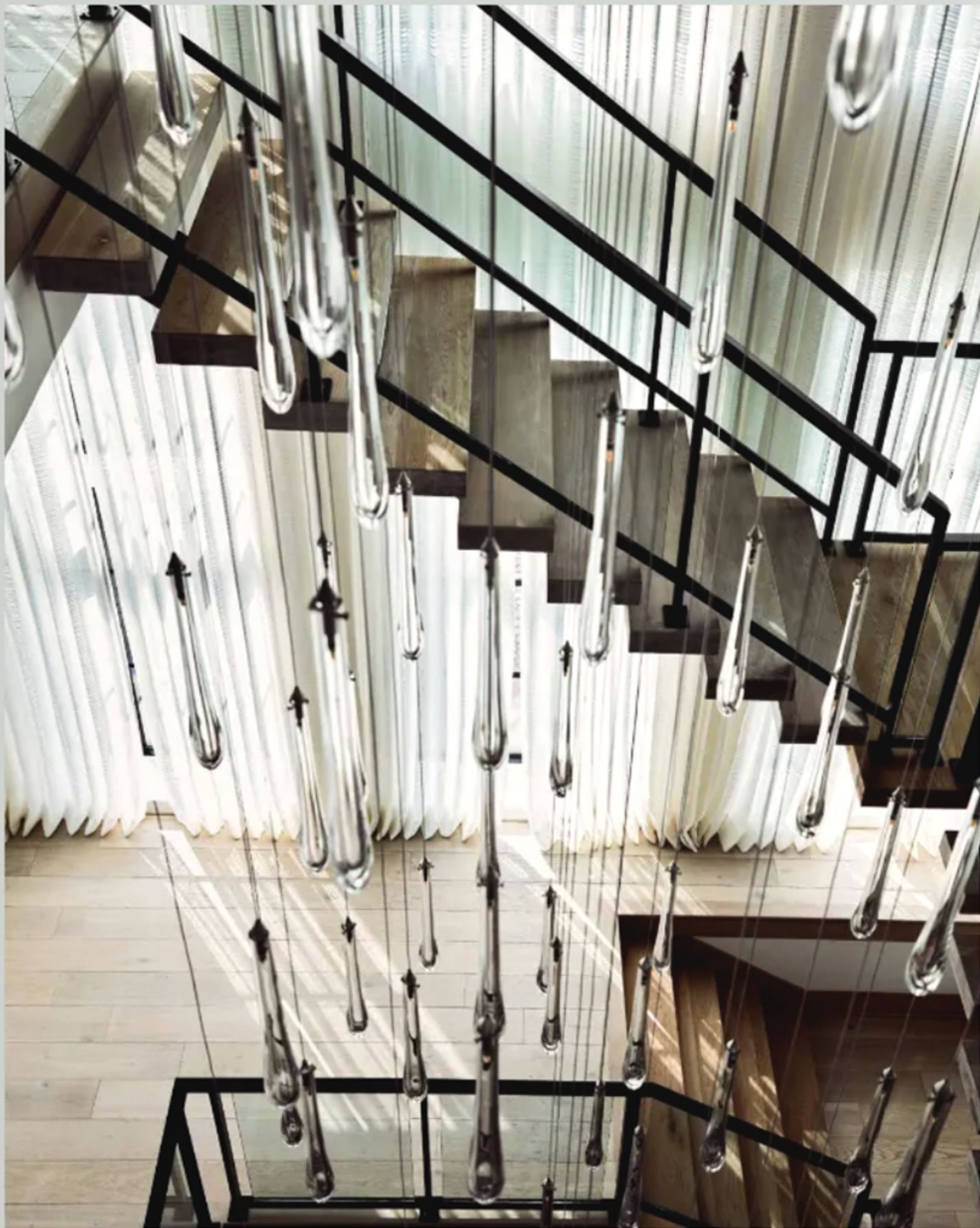
legacy of craftsmanship and quality endures long beyond the completion of the build. The home is a masterclass in luxurious living and thoughtful design. Every space was meticulously planned, from grand entertaining areas to private, serene retreats.

Interior designer Allyson Runnels collaborated closely with Vlahos and the team to ensure that the home was not only beautiful but functional. "This home is meant to be lived in," Runnels explains. "The materials were carefully chosen, and the furnishings complement the scale and purpose of the space."

Among the estate's most striking features is a barrel-vaulted Venetian plaster ceiling, radiating timeless grandeur. The three-story floating staircase, a feat that involved five specialized teams, is complemented by a custom chandelier crafted by a New York artist, enhancing the home's luxurious design.

A HOME THAT HONORS ITS SETTING

Perhaps the most captivating element of the estate is its seamless integration with the surrounding natural beauty. Expansive 24-foot sliding glass doors effortlessly dissolve the boundaries between the interior of the home and the captivating waterfront oasis that unfolds outside. "It's not just about having a view, it's about making it an integral part of the experience," Vlahos explains. As the doors open wide, the outdoors are brought seamlessly inside, transforming the space into an immersive escape.



The shimmering surface of the resort-like pool mirrors the calm beauty of Bayou St. John, where boats glide smoothly over the reflective waters. The serene setting envelops you, blending the tranquil waters with breathtaking Vistas that make you feel as though you have entered into your own world. Terraces extend outward, inviting you to absorb the full panoramic view, where vibrant sunsets paint the sky in rich hues of orange, pink, and purple, casting a warm glow over the landscape. This seamless fusion of indoor and outdoor spaces creates a sanctuary, offering not only visual delight but a profound sense of tranquility that transcends time and place.

A HARMONIOUS COLLABORATION OF CRAFT & DESIGN

The design of this home is a testament to the seamless collaboration of Vlahos, Chatham, Runnels, and the entire team. Their collective vision resulted in a space that perfectly balances refined luxury with understated elegance.

Allyson Runnels
(850) 375-9220

VDT Construction
(850) 685-7850

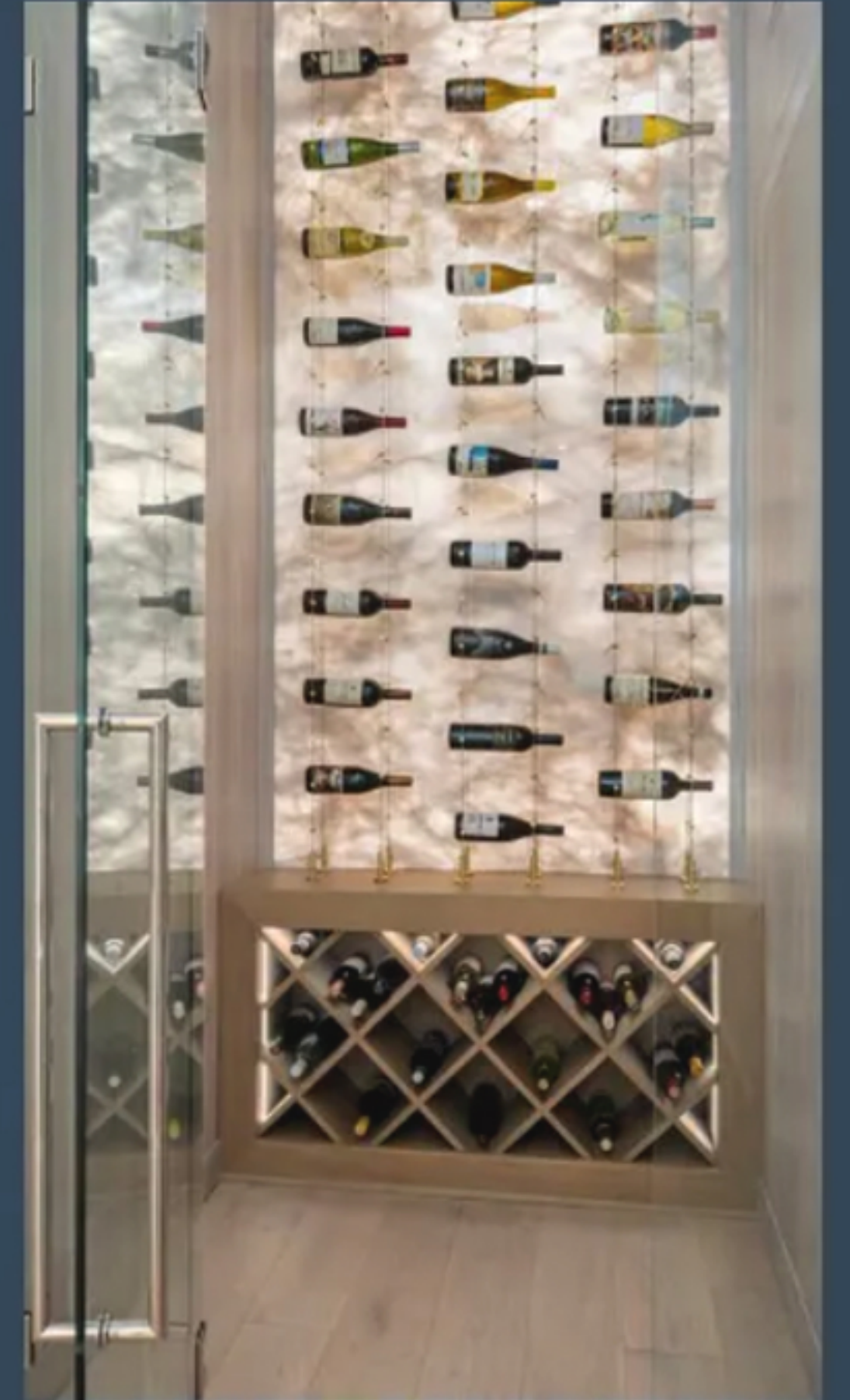
VENDOR CORNER

A Sculptural Ascent: The Artistry of Form and Function in Staircase Design

The staircase, a breathtaking centerpiece of this home, is a true work of art where architectural brilliance meets the precision of expert craftsmanship. Coastal Railing and Fence played a pivotal role in elevating its design, creating a sleek and sophisticated railing system that enhances the staircase's sculptural presence without overpowering its elegance. The vision was to craft a railing that would "flow" seamlessly down the stairs with minimal interruptions, a concept beautifully realized through the use of aluminum, finished in a matte black powder coat, and framed with 3/8" clear glass. The result is an ethereal structure that appears to float, allowing light to move effortlessly through the space. Every detail was meticulously considered, ensuring the railing functioned flawlessly while remaining a subtle, yet integral, element of the modern aesthetic.

Beyond the staircase, Coastal Railing and Fence extended their mastery to the home's exterior, crafting railings and gates that echo the same clean, contemporary lines. Their work not only meets rigorous building codes but also serves as a seamless extension of the home's architectural language, balancing strength, transparency, and understated luxury. "The idea was to create something as beautiful as it is functional, something that almost disappears while still making a statement", says Aaron Lindquist of Coastal Railing and Fence. His team's ability to blend artistry with precision engineering is evident in every aspect of this home, where the railing becomes more than a structural necessity it becomes an expression of refined, modern elegance.

Coastal Railing and Fence (651) 206-3661



A LEGACY IN THE MAKING

What sets Vlahos Debogory & Tuck Construction apart is their unwavering commitment to excellence. For Vlahos, this is not merely a goal—it is the foundation of his work. “We don’t aim to be just another good builder,” he asserts. “We strive to be the best.” This philosophy guides every facet of the process, from the initial design concepts to the finishing touches.

At the heart of their success is Barbara Brown, the project coordinator, whose expert management ensures seamless communication between the team and clients, enhancing the entire building experience. At the heart of Florida, and Orange Beach Alabama, Vlahos can tap into a diverse network of talented

designers and subcontractors, infusing each project with fresh, innovative perspectives.

This estate is more than a home; it’s a legacy of luxury that redefines coastal living. With the visionary design, innovative architecture, and exceptional craftsmanship, it embodies Vlahos’s unwavering commitment to excellence and an enduring masterpiece to be cherished for generations.

VENDOR CORNER

A Statement of Modern Luxury: The Glass Elevator by Southeast Elevator

A striking fusion of innovation and design, the custom glass elevator installed by Southeast Elevator is a defining feature of this extraordinary coastal residence. Designed to enhance both function and aesthetics, the 950 lb. capacity hydraulic home elevator features sleek glass walls and a gleaming gold scissor gate, serving as both a focal point and a seamless extension of the home's refined architecture. More than just a means of vertical transportation, this installation embodies sophistication, complementing the residence's modern vision with effortless elegance.

Tim Fischer, CEO of Southeast Elevator, shared insight into the project's complexity and the meticulous craftsmanship required. "This project was a great collaboration on a project with many complexities. Given the high level of customization required, it was essential for our teams to work seamlessly together to successfully meet the client's needs," Fischer explains. The team navigated unique structural challenges to

ensure flawless execution. "We dedicated significant time working closely with the VDT team to ensure the proper construction of the elevator shaft. Given that both the shaft and cab were made of glass, meticulous attention to detail was absolutely essential."

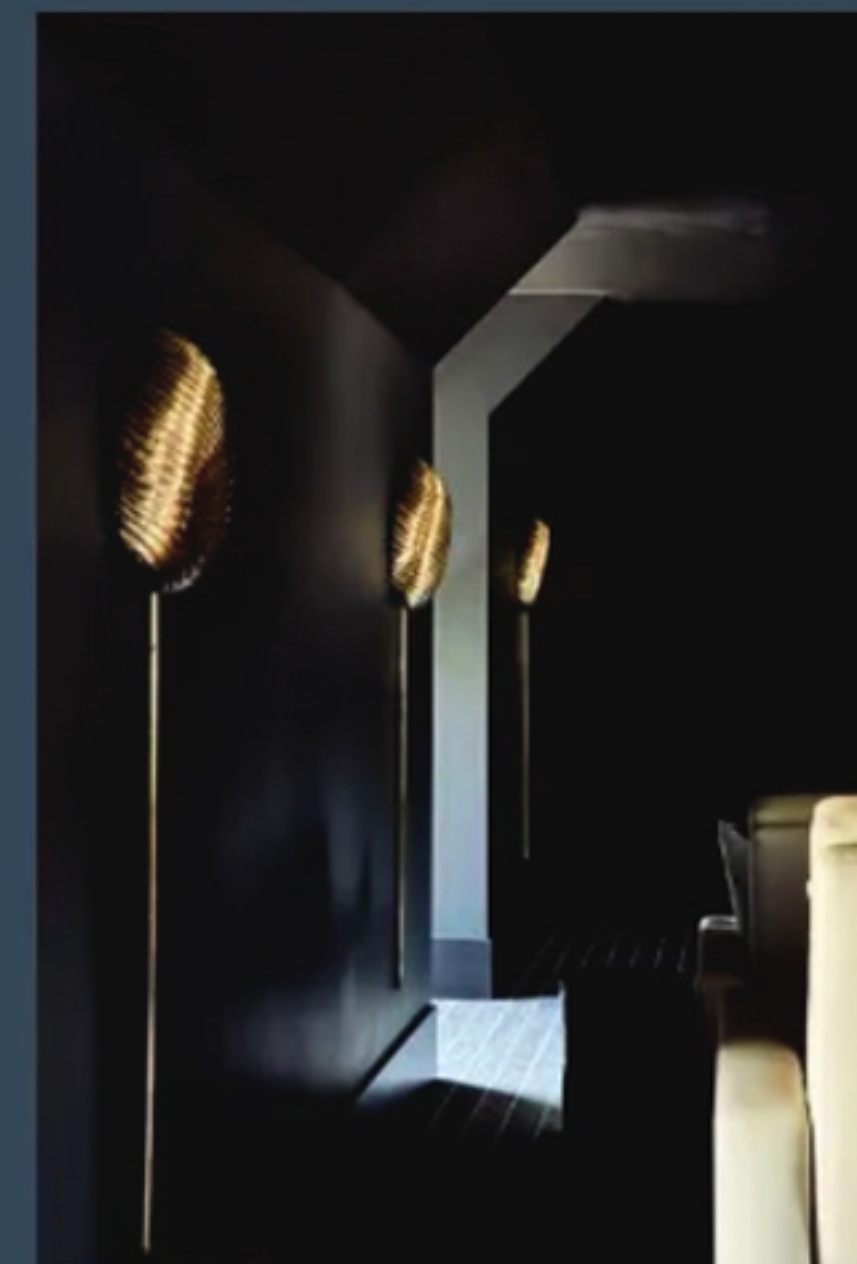
With over 30 years of expertise and thousands of installations across Florida and Alabama, Southeast Elevator has built a reputation for delivering precision-engineered solutions tailored to the unique demands of luxury residences. Their locally manufactured equipment, designed with coastal resilience in mind, continues to set the standard for excellence, merging innovation with architectural artistry to create statement pieces that redefine modern living.

Southeast Elevator (850) 982-4156



As the doors open wide, the outdoors are brought seamlessly inside, transforming the space into an immersive escape.





To explore more about this exceptional project,
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Savings and Safety: Walls that Will Last

Force 5 Walls, Inc. masterfully installed the Insulated Concrete Form (ICF) walls that define the architectural integrity of this distinguished residence, seamlessly blending resilience with refined efficiency. Engineered with a robust 6-inch core encased in high-performance foam, these walls stand as a testament to both innovation and endurance capable of withstanding hurricane-force winds while offering an exceptional thermal performance with an R-value of approximately 50-55. More than structural fortification, the ICF walls serve as a sophisticated barrier against the elements, enhancing energy efficiency and enveloping the home in a sanctuary of quiet, secure luxury.

With nearly 25 years of expertise along the Gulf Coast, Force 5 Walls, Inc. has redefined the standards of coastal construction, setting new benchmarks in strength, sustainability, and architectural refinement. Their craftsmanship is evident throughout this residence, from the precision of the ICF walls to the integration of Lite Deck insulated concrete porches designed to withstand the coastal environment while remaining impervious to rot, mildew, and decay.



"Working with the Vlahos, DeBogory & Tuck Construction team is always a pleasure," says Paul Hubble of Force 5 Walls, Inc. "We have completed numerous projects together, from Ono Island to the Panhandle of Florida, integrating ICF walls and elevated concrete decks in flood-prone areas." ICF homes transcend mere strength, offering an unparalleled blend of solidity and refined tranquility. The dense, insulated walls create a cocoon of quiet luxury, where every space feels anchored and serene, shielding homeowners from both the elements and the noise of the outside world. As coastal architecture evolves to embrace greater sustainability and resilience, Force 5 Walls, Inc. continues to lead the way, redefining modern coastal living with homes that are as enduring as they are elegantly appointed.

Force 5 Walls, Inc. (251) 213-2423

Cox Pools (866) 711-7665



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A Landscape of Luxury: Crafting Elegance in Every Stone and Surface

Coastal Hardscapes masterfully crafted the driveway, motor court, courtyards, sidewalks, and pool deck, seamlessly blending timeless design with expert craftsmanship. 6,000 square feet of Belgard's Belgian Cobble concrete pavers in a sophisticated slate hue were installed on the driveway and motor court. This multipiece design, with its unique shapes, creates random patterns that evoke a vintage, elevated, and organic European cobblestone street feel eschewing the uniformity of standard paver layouts. "The whimsical and winding long entrance to the grand motor court may be my favorite part of the design," notes Bromli Breedlove, owner of Coastal Hardscapes. "This unique pattern is infrequently selected in our market, making it a pleasure to bring to life."

For the pool deck, 3,600 square feet of White Tumbled Shellstone was installed in a refined running bond pattern, chosen for its understated elegance and seamless continuity. Extending through the courtyards and sidewalks, this paver selection enhances the estate's visual harmony, fostering a cohesive flow that accentuates the waterfront setting. The clean lines and natural texture provide a luxurious yet subtle foundation, allowing the home's architectural presence to take center stage while maintaining an air of serenity and sophistication.

Coastal Hardscape of Florida (850) 696-7244