



# TOP MODERN

CUSTOM UPGRADES  
FOR LUXURY HOMES





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## LOOKING TO BUY A NEW HOME?

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While home buying is an exciting process, there are many decisions that need to be made. Deciding *what* flooring you want throughout your home, *how many* bedrooms you would like to have, *what kind* of cabinets you would like installed, and the list goes on.

Buying a cookie-cutter home where you “get what you pay for” isn’t the only option for buyers.

Instead, why not consider a *custom home*, one that is *completely tailored* to your liking and perfectly suited for you and your family?

With a new year here comes new patterns, fixtures, and materials bringing old styles to life. This year has brought some fantastic design upgrades to the home.





# KITCHEN

## SECTION 1



## OVERVIEW

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**Of all the rooms in a home, kitchens are no stranger to design trends.**

However, trends come and go. *Upgrades* are here to stay. As one of the most used rooms in a home—and one of the biggest selling points, too—the kitchen is essentially the centerpiece of the home. It's the place where you make meals for your family,

craft up cocktails with your friends, and entertain your favorite guests. Whether you are looking for a full chef's kitchen or a traditional gas stove, these custom upgrades are sure to add flash and flair (and resale value!) to your home.



## BACKSPLASH IS BACK!

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Kitchen backsplashes are no longer used to simply protect your walls from your kitchen's worst pollocks. Adding a backsplash is the simplest way to create that extra, eye-catching element to your kitchen.

**UPGRADE PRO TIP:** Backsplash styles like subway, asymmetrical, and mosaic are some of the most popular upgrades on the market (and they're well worth the investment).



## ISLAND LIVING

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Perhaps the most versatile space in the room, an island can take your kitchen from *decent* to *spectacular* (and practical!). Need a place to roll out cookie dough? Island. Looking for a place to read the morning paper during breakfast? Island. You get the gist. Whether granite, walnut wood, or another luxe-looking material, a beautiful island is a kitchen's best-kept secret. From a breakfast bar to a waterfall design, the kitchen island allows the "hostess with the mostest" to entertain guests without missing the fun.





# MASTER SUITE

## SECTION 2



# OVERVIEW

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**In the master suite (bedroom and bathroom), there is really one upgrade to keep in mind: *comfort*.**

Your bedroom and bathroom should be unmistakably *yours*. These rooms are where you start your mornings and end your nights—these spaces deserve to be the most *livable* ones in

your home. Whether your personal design taste leans more toward farmhouse, mid-century modern, or something else, your master suite should be your secluded sanctuary from the outside world.



## TEXTURE TIME

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Textured walls in bedrooms can be anywhere from subtle and clean to bright and beautiful. A textured wall brings your room to life! Plus, no need to add artwork—the wall is a work of art in itself. Looking to go even more minimal?

**UPGRADE PRO TIP:** Chandeliers can brighten up a bedroom! Combining functionality and glamour, a chandelier adds bright new light to your space.

## SHOWER TILES

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Shower tiles are one of the most important investments you can make in your master bath. When you're taking a shower, what are you staring at? Your shower tiles. At the very least, they should be visually pleasing!

You can spice up your shower space with a geometric design or a pop of color. If you're looking for a high-tech upgrade, the latest plumbing options on the market include multi-shower-head body sprays and voice-activated temperature control.





# GRAND LIVING ROOM

SECTION 3



## OVERVIEW

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The living room is where you entertain guests, host game nights, and unwind after a long day at the office.



## FLOOR IT!

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Flooring is the foundation of every home—literally. Your floors see everything: baby's first steps, drink spills, puppy accidents, and everything in between. Just because flooring is under your feet doesn't mean it has to be boring. From tile to carpet, the custom upgrade possibilities are endless.

## SMART UPGRADES

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Bring your home into 2019 with in-home automation! State-of-the-art home upgrades include Smart Thermostats, Smart Locks, and Amazon Echo Dots. These options can be integrated through a high-quality, low-voltage smart home system using voice activation (or even through an app), and you won't need to waste time worrying about the little things. Is the room feeling a little too warm? Wondering about your work commute traffic? Just say the word!

**UPGRADE PRO TIP:** To give your home a unique look by rearranging flooring to create a chevron pattern throughout a home rather than installing a darker, traditional hardwood. Make your flooring fun!





# FLEX SPACE

## SECTION 4



## OVERVIEW

So, you have some extra space. Not quite big enough for an additional bedroom, but just enough to play with. What's it going to be?

An office? A playroom? A den? Whatever you decide, make sure it is flexible enough to grow with your family.



## LIGHT AND BRIGHT

A flex room is an excellent place to utilize natural lighting. Bring the outdoors in with gorgeous window treatments. Adding windows to your flex space automatically gives the illusion of more open space. Work in your home office and enjoy beautiful views. Jam out in your makeshift guitar studio until the sun comes up. Whatever you decide, be sure you pick the right windows for your lifestyle.

## JUST A TRIM

Each wall in your home is a blank canvas. How do you create a masterpiece? Paint? Wallpaper? Or a show-stopping trim design? Trim is a little detail that makes a *big* impact. Just like adding the perfect tie to make a suit, trim can turn a plain space into a total showpiece.

**UPGRADE PRO TIP:** Trim acts as a subtle upgrade or a dramatic transformation. It can be used as decor around the perimeter of the space or give your ceiling more dimension.





# GARAGE

## SECTION 5



## OVERVIEW

Garages are designed now to do more than they used to. Sure, your garage can still protect your car from the elements. But have you

utilized your garage to its full potential? Don't let your garage become an overlooked space in your home ever again!



## STORAGE SANCTUARY

How many times have you found yourself saying "Just put it in the garage," and, of course, your garage is no longer a garage, but a storage unit to hide your mess from guests? Why not make it another living space? Adding cabinets and shelves into the garage is the easiest way to remove clutter and to get yourself organized.

**UPGRADE PRO TIP:** Need a larger garage? Change the floor plan to accommodate a grand deep freezer, more workspace or even add room for an additional car.

## WORK IT

Say goodbye to that worn-out shed in your backyard and make your own workspace in your garage! Enjoy having a flexible workspace in the comfort of your own home. Complete it with a workbench and overhead storage and you have your own space for any project big and small.





# EXTERIOR

## SECTION 6



## OVERVIEW

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Get in front of the curb for your curb appeal! From the back and front yard to new roofing, you want the exterior of your humble abode to be as

welcoming as the interior. Ask your builder to see optional elevations and even combine elements from each.



## OUTDOOR OASIS

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Lanais are the best way to bring your parties outside! A lanai is a covered porch or patio space, perfect for outdoor living. Dine al-fresco, cool down on a hot summer day or enjoy your morning coffee. Once you experience West Florida outdoor living, you'll wonder how you ever lived without it.

**UPGRADE PRO TIP:** Add an outdoor kitchen, bar, or a customized swimming pool to take full advantage of the warm Florida weather.

## THE (NEW) STONE AGE

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When looking at the exterior of your home, what is the first thing you notice? That's right, the color. Some will use vibrant and whimsical color to stand out from the neighborhood, others will use a more neutral color for a more modern look. But have you thought of adding mixed materials? We're not talking about your typical brick house. Stone provides a classic and natural appearance to the home. Stone has proven over time that it is not only one of the most durable materials to use in home building, but it has recently become a statement piece for the exterior of your home.



At Sam Rodgers Homes, we have one mantra:

**WHEN OTHER BUILDERS  
SAY NO TO CUSTOM HOME  
FEATURES, SAM SAYS YES!**

The custom upgrades listed above (and so much more!) are only a small example of the value you get when choosing Sam Rodgers to build your dream home.

For over 50 years, Sam Rodgers Homes has exemplified *Luxury Without Limits* through top-of-the-line construction, customized designs, and personally-tailored floor plans to meet your family's every in-home need.

Get in touch with Sam Rodgers Homes today to learn how you can customize your home to your liking—all while *stressing less*.

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# RECAP