

MARLENE & TOM ABBATE
3631 KAPALUA COURT

OUTSIDE



house. It is a great gathering place for our large family when we are all able to get together. We added a large table with bar height chairs and a separate seating area that allows plenty of room for everyone. Two 86" televisions (one on the porch and another in the grilling area) ensures football season is a fun time at the Abbate home.

Is this your go-to space for your entertaining? Absolutely! There is so much room for friends and family to gather and spread out around the pool area and the porch. Having these spaces has definitely been a wonderful addition to our home.

The seasons obviously can affect your use, how might you adapt to them?

We installed a Cajun Cooling system on the porch that can cool the area by as much as 10-15

degrees during the summer months. You can add water to the base and the air coming out is so refreshing and cool! During the winter months, we use space heaters and the lava rock fire pit that is part of our dining table. We love using the outdoor fire pit by the pool, as well.

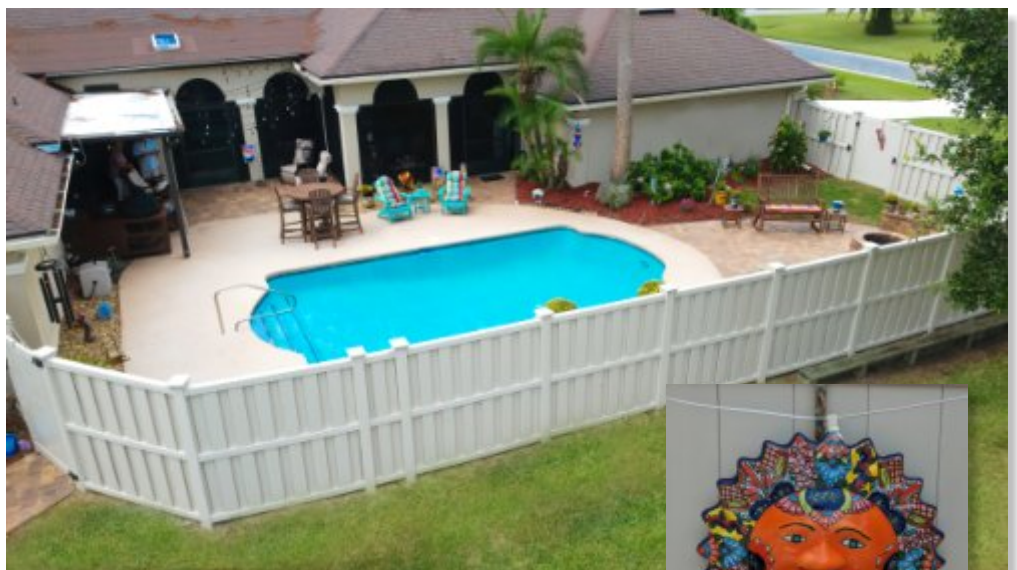
How long have you lived at Magnolia Point?
We moved to Magnolia Point in August of 2008.

Was this OutSide space here, or a remodel or addition, and if so, what did you do?

When we moved here, the pool was here, but the space it was in was very small and fenced in by a 4' picket fence. We resurfaced the pool and changed out the tile in the pool. The area size was doubled by replacing the fence with vinyl shadowbox and relocating it to the front corner of the house and adding 6' to the width of the area all the way around the pool. We added the firepit and 3 seating areas, and a covered area for the grills. We screened the entire porch and added a roof with four ceiling fans. We tiled the entire porch and changed the front door entrance. We recently replaced all the doors and put in double hung windows.

What do you like best about your 'OutSide' space?

We love the entire area! We use the covered porch as much as we use the inside areas of the



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We also moved the firepit and seating area when we expanded the paver areas around the pool during phase 2 of our renovations.

Did you work from formal plans, or work the design as you went?

A little of both! The contractor had formal plans that we worked from for the porch, but we worked

Were there any engineering obstacles, drainage, permitting, etc., that you overcame during the project?

We really didn't experience any obstacles with these projects. We had a drainage issue by the pool that was easily resolved by turning two of the border beds into French drains.

the design as we went with the pool area, which is why we had "phase 2" of those renovations.

What are you particularly proud of?

Simply the space we were able to create by enclosing the porch and combining it with the lanai, enabling us to be able to host our family and friends in a fun, relaxing environment.



What might you want to change in your OutSide space? We are planning to convert the covered grilling area to a formal outdoor kitchen. We're both looking forward to it! We are also considering replacing the small grassy area with artificial turf by the pool area.

