



Port Royal
3131 GIN LANE
Naples, Florida 34102



5 Bedrooms

—

Study

—

5 Full Baths

—

Powder Bath

—

Pool Bath

—

7,695 Square Feet Under Air

—

10,187 Total Square Feet

—

Furnished

3131GINLN.COM





This stunning new construction home in the prestigious Port Royal neighborhood blends modern elegance with serene waterfront views of Hidden Bay.

Crafted by Kukk Architecture & Design and built by Wilbrett Construction, it features exquisite interiors by Adelyn Charles Interiors and offers a sophisticated yet relaxed living experience.

The floor plan balances spacious communal areas with private retreats.

















The primary suite on the main floor boasts posh walk-in closets, a spa-like bath, and an executive study.

Four guest ensuites on the upper floor and a large bonus room with a wet bar and a second laundry area ensure comfort.









Premium finishes abound, including quality bespoke cabinetry, European hardwood floors, and top-of-the-line Wolfe, Sub-Zero, and Miele appliances.

Built with superior techniques, the home features full concrete construction, Andersen impact windows and doors, an elevator from the garage level, remote-controlled screens and shutters, and a whole-house generator.













Guests will enjoy dolphin sightings and boat views from the open-air balcony.

Car enthusiasts will appreciate the oversized three-car garage with room for lifts and an additional bay for a low-speed vehicle.

The resort-style infinity pool, spa, covered lanai, summer kitchen, firepit, and lounge area create a perfect outdoor haven.

Eligibility for an exclusive Port Royal Club Resident Membership is included.













Team

- Developer: D.O. Allen Group, LLC
- General Contractor: Wilbrett Construction, LLC
- Architect: Kukk Architecture & Design, P.A.
- Interior Designer: Adelyn Charles Interiors

Specifications

- Water frontage
- 0.51 Acre; 152'x178'x89'x194'
- Wide-ranging bay views
- CBS construction with upper floor EPICORE MSR® floor system
- 7,695 square feet under air
- 10,187 square feet under roof
- 5 bedrooms plus study
- Master suite on the main floor
- 5 full baths, powder bath, and pool bath
- Rip rap

Special Features

- Andersen 400 Series high-impact windows, doors, and Windoor 8100 Series impact-rated slider door in upper floor bonus room
- Automated privacy shades throughout
- Andersen Weiland pivot impact-rated entry door
- Andersen A Series impact-rated French doors in dining room
- Andersen Weiland Liftslide impact-rated doors in great room
- Architectural ceiling details throughout
- Linear vents in main living areas for aesthetically cleaner ceiling details
- Feil hardwood flooring throughout (or equal)
- Ruffino custom cabinetry throughout (or equal)
- Private elevator; starts at garage level
- Luxury closet systems in all bedrooms
- Open spray foam insulation in the attic and batt insulation in walls
- 3/4" rigid insulation at all perimeter exterior walls
- Exterior front entry and pool decks have a structural concrete slab substrate (Schluter®-DITRA underlayment) which prevents cracking, delamination, and moisture damage to the finished deck

SPECIFICATIONS & FEATURES

Floorplan

- Great room concept
- Spacious dining area
- Large walk-in pantry
- Temperature-controlled wine cellar
- Main floor wet bar in living room and upper floor wet bar in bonus room
- Main floor and upper floor laundry

Systems and Mechanicals

- Wolf/Sub-Zero/Miele/Electrolux/Hoshizaki (or equal) appliances throughout
- Crestron Home® automation to include sound system, WiFi, security, window treatments and smart control-ready
- Lutron Lighting in all common areas and master suite
- 2 Navien (or equal) tankless water heaters with integral hot water recirculating systems
- 3 Carrier (or equal) air conditioners; minimum of 15 SEER; WiFi thermostats
- Ultra 98 fresh air intake/dehumidification system
- 60 KW Generac Protector® Series generator
- NuTone® (or equal) central vacuum system

Outdoor Living

- Great room, dining area with kitchen, sundeck, fireplace, built-in firepits, and pool bath
- Remote-operated motorized roll-down hurricane shutters and screens that enclose the entire main floor outdoor covered living area
- Extensive mature landscaping

Pool and Spa

- Infinity-edge pool/spa with salt sanitizer system and operated by AquaLink

Garage

- 3-car garage plus an additional bay for a low-speed vehicle
- Designer garage doors
- 240-volt electric car charge receptacles
- Epoxy floor coating system on all garage floors

MAIN FLOOR

This architectural rendering shows the main floor of a large villa. The layout includes a 3-car garage on the left, a central living area with a large fireplace and multiple seating areas, and a dining area with a large table. The kitchen is equipped with a large island and a breakfast bar. The villa features a swimming pool on the right side, surrounded by a deck and landscaping. The floor plan is detailed with room names and dimensions, such as the Living room (23'3" x 23'1"), Dining room (19'9" x 8'4"), and Kitchen (12'4" x 11'4"). The overall design is modern and spacious, with a focus on outdoor living and entertainment.

UPPER FLOOR



DEVELOPER

Donald Allen is an established residential real estate developer and homebuilder who delivers uncompromising quality homes with an exceptional eye for detail.

Donald Allen established D.O. Allen Homes in 1978 in Richmond, Virginia, after realizing his dream to build close-knit communities based upon active lifestyles. D.O. Allen Homes became a well-respected name in the home building industry by creating quality, award-winning homes and communities along the east coast from Virginia to Florida.

After moving his permanent residence to Naples, Florida, in 2010, Donald began investing in properties and using his extensive expertise and design knowledge to build and furnish exquisite waterfront estates. These homes include timeless high-end finishes, luxurious accommodations, attention to detail, and innovative technology. Donald personally sees every detail of the job and works with architects, designers, and construction operations to ensure the quality and integrity meet the highest standards.

See D.O. Allen Group's portfolio of projects at doallengroup.com.

Craig Wilbrett has over 30 years of experience in the construction industry, including more than nine years of experience in construction financial analysis, surety bonding, and industry-related insurance products.

While in Naples, Craig managed multiple multi-million-dollar commercial and residential projects and individual project teams. It involves working diligently in pre-construction through post-construction activities, including financial management, schedule, quality control, and project closeout. Over the last seven years, Craig has completed several homes over \$10,000,000. His customer service-oriented approach means satisfied clients—homeowners, developers, architects, engineers, and municipalities.

Craig believes there are no shortcuts to properly managing the construction process, and he will continue to subscribe to this philosophy regardless of the project size or type.

Kukk Architecture & Design, P.A. is a design-oriented architectural firm specializing in high-end single-family residential, restaurants, and small commercial projects. They have built projects throughout Florida and the United States.

Kukk Architecture & Design has a diverse office with staff from all over the world, each contributing a unique background and professional experience. The team is dedicated to bringing their clients' ideas and vision to reality. They pride themselves on providing distinct architectural solutions tailored to their client's lifestyles within a strong team relationship. High quality of service, good listening skills, and diligent respect for deadlines are hallmarks of their practice. The firm has a growing reputation for creating architecture forged from strong relationships and open collaboration between owner and architect.

Claudio Almeida was born and raised in Portugal and has loved architecture for as long as he can remember. He attended the New Jersey Institute of Technology, earning a bachelor's degree in architecture. Loving the ocean and the outdoors, Claudio relocated to Florida in 2005. In 2008, Claudio joined Kukk Architecture & Design; in 2014, he assumed the role of vice president.

See Kukk Architecture & Design's portfolio of projects at kukkarchitecture.com.

Adelyn Charles Interiors is a full-service design firm deeply rooted in the principles of form meets function. They strive to create homes that are equally comfortable and beautiful. With deep roots in architecture and Florida living, they understand how to create spaces that impress and suit their client's individual needs practically and purposefully. They consider it their mission to partner with their clients to lead them through the entire building process, from the initial planning stages to construction completion, as a trusted source of guidance and expertise.

Alex Thies, owner and lead designer, has over 15 years of experience in the design and construction industry. Raised in Naples, she earned an undergraduate degree from Washington University in St. Louis and a Master of Architecture from NewSchool of Architecture & Design. Early in her career, her passion for textiles and finishes steered her focus toward interior design. However, her architectural background is still abundantly clear in her innovative detailing and unique ability to visualize and plan space. A true left- and right-brain thinker, Alex has mastered thinking outside the box and stretching creative limits while systematically managing projects down to the keenest level of detail. She highly values the relationships she builds with clients and builders and approaches each job with enthusiasm and a genuine heart. Adelyn Charles is lovingly named after her two children Addie and Charlie—who she claims are her greatest creations.

See Adelyn Charles Interiors' portfolio of projects at adelyncharles.com.



D.O. Allen Group
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