



# NAUTILUS

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## H O M E S

*Finely crafted custom homes.*



# Welcome to Nautilus Homes

“Thank you for your interest in Nautilus Homes. We look forward to creating a masterpiece of functional art for you and your family to enjoy. We take pride in creating homes and relationships that withstand the test of time.

Please let us know exactly what you want and we will make sure it is done.”

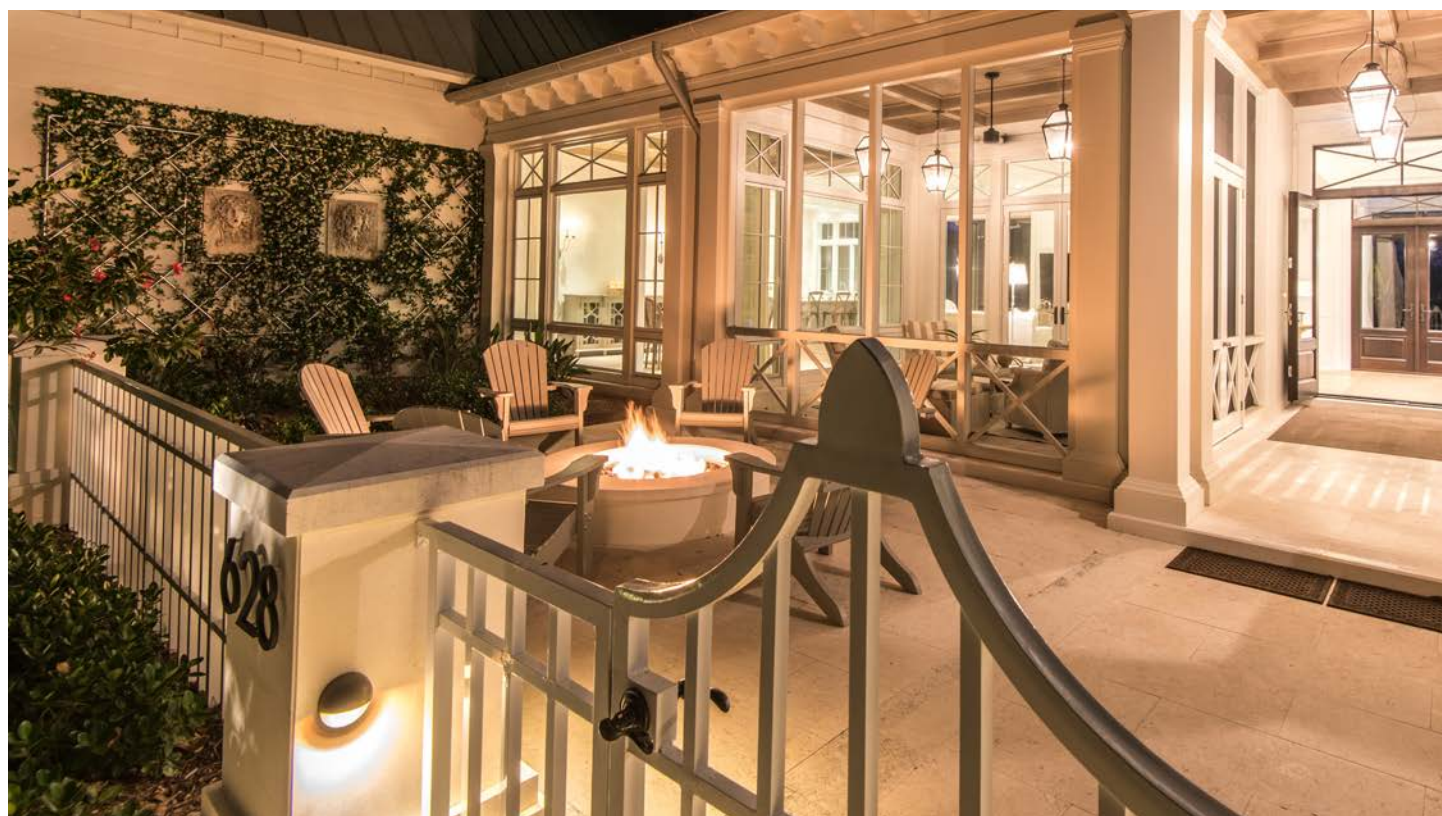
President







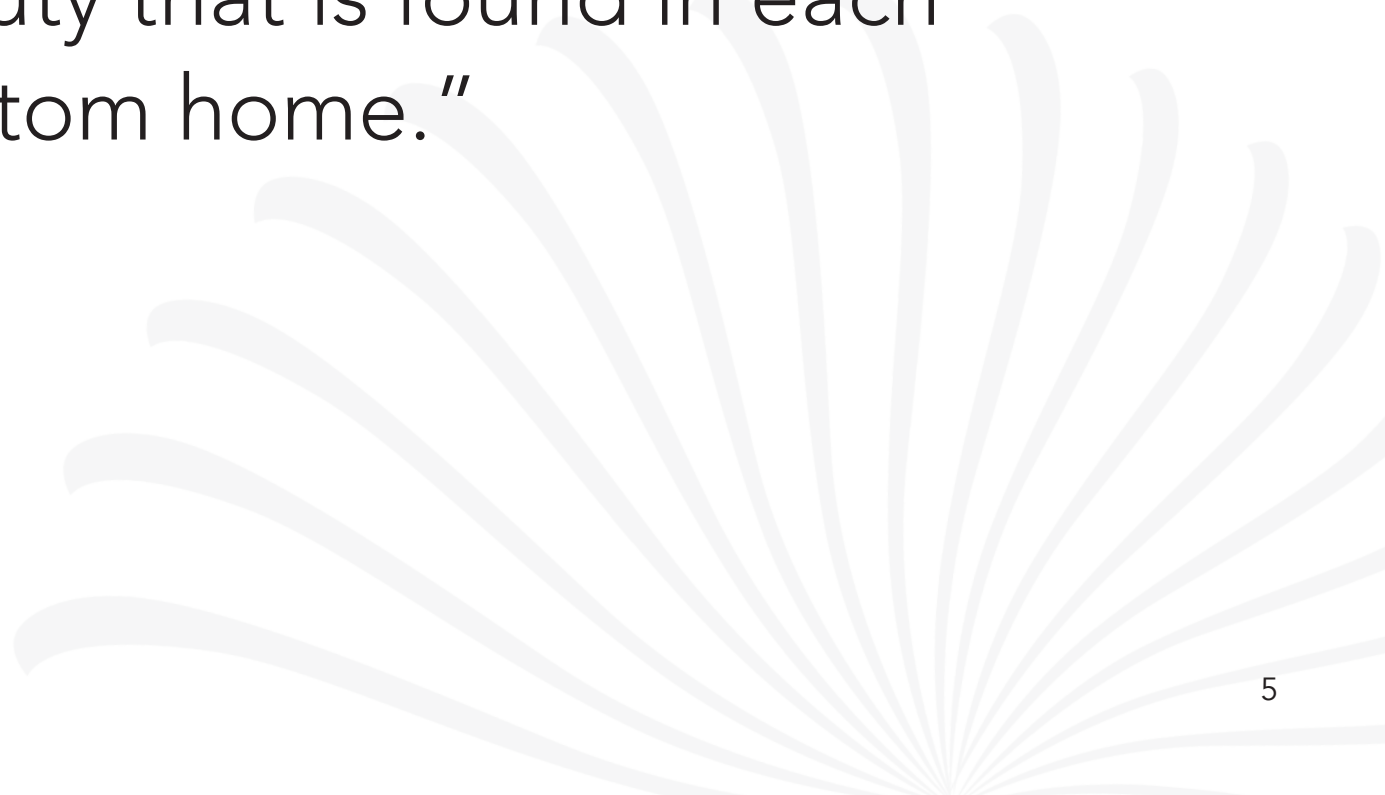








“The Nautilus shell and its perfect Fibonacci spiral represents the timeless, organic beauty that is found in each Nautilus custom home.”







# The Nautilus Homes Experience



# We Build Our Company Through Passion

Building your forever home is what we do best. Why? Because we have a team of talented, passionate professionals that work tirelessly to produce perfection.

We are a full service general contractor specializing in the construction of one-of-a-kind luxury waterfront homes on the keys and estates of Sarasota. Due to the nature of our clients being from out of state and even out of country, we have developed extensive systems that provide the very best communication, whether near or far.

With the collaboration of our fantastic partners, we have been able to create an impressive portfolio of homes in the full range of architectural styles from Antebellum to Bauhaus. With the right professionals surrounding you during design, estimating, and construction, you will find that the process is exciting and rewarding. Let us do the heavy lifting to create the team and manage all of the difficult tasks while you enjoy the fun stuff!

Let's get started!

-The Nautilus Team



# A Trusted Partner

Known as Sarasota's Jewel Box Builder, we fine tune every facet of your home.

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Our name brings value to projects. When a realtor hears "Nautilus Homes," they immediately know the home was built to the highest standards and beyond.

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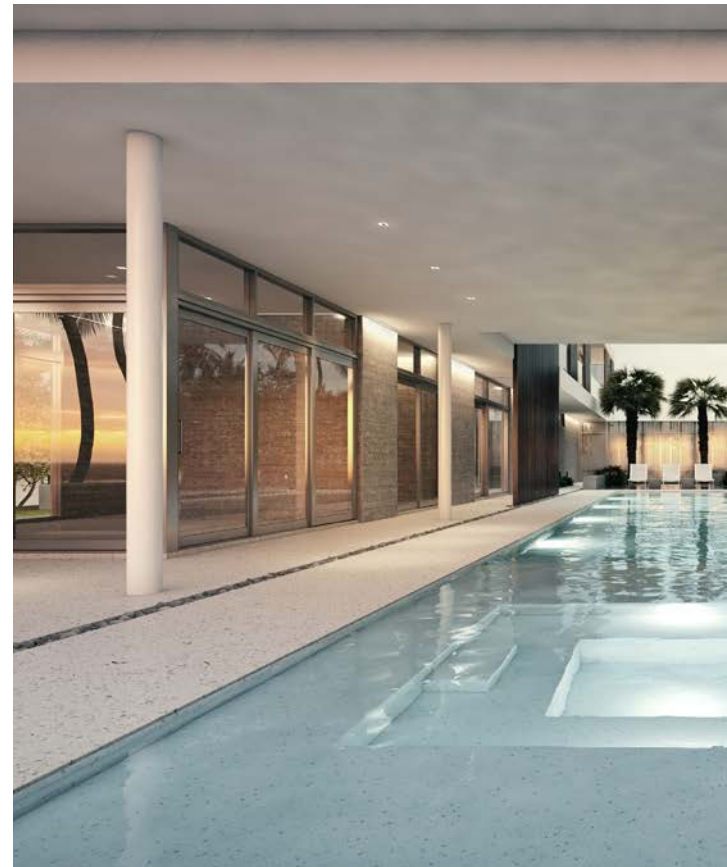
Our dedicated VP of Client Experience ensures client comfort and success during the project. He is your single point of contact throughout the process from the initial meeting to move in day.













# Our Values







# The Experience

It is our goal above all else to make sure that you, the customer, are happy with the end result as well as the experience throughout. After decades of building luxury homes in Sarasota, we have developed a deep understanding of how to accomplish this. Below is a summary of some key points that will get you in the know.



1

## The Conception

So, you have decided to build a new home for your family. Congratulations! We will guide you every step along the way.

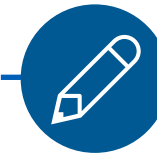


2

## Finding Perfect Place

Work with one of our recommended realtors.

- We can help you determine where to look based off of our deep roots in the area, helping you understand the different character traits of each neighborhood.
- We respect your budget and keep house size in mind to determine the perfect place.



3

## Develop the Design

- We are fully custom and have worked with many talented architects.
- Based on your style and preferences, we will determine and pair you up with the perfect architectural team.
- The design process can take anywhere from 3-8 months depending on the level of detail.







# 4

## Selections

- Working with an exceptional interior design firm at this time is fundamental to a cost effective, efficient, and smooth project.
- We will work with you to interview a minimum of 2-3 licensed ASID professionals that we have selected for you based on your style and preferences.
- We will work with you on this to assure that the designers deliverables (drawings) are effective.
- Making all selections beforehand will ensure more accurate pricing and a smoother project.



# 5

## Pricing & Permitting

- Usually, pricing and permitting can happen simultaneously.
- We will submit the plans for permitting as soon as they are received and will get the bid requests out the next day.
  - This process can take 4-5 weeks to obtain bids from subs.



# 6

## Construction

- Typically, we can start within 2 weeks of permit issuance and contract acceptance. We provide a full Gantt schedule to completion with the required selection dates noted as milestones for your convenience.
- You will continue to retain your single point of contact throughout the life of your project, so if you have any concerns, questions, or changes, you are free to contact the VP of Client Experience directly.
- You will receive a weekly update each Friday with photos of the completed work, information on what we expect to complete the next week, and any potential delays with solutions.





# Technology for Clearer Communication



- Industry leading cloud based project management tool
- Single source document control for all parties involved. Drawings, RFI's, Submittals, Photos, Weekly Reports
- Serves as an online portal for Clients, Owners Rep, Architect, to access anytime, anywhere



- WBS (work breakdown structure) based estimating ensures we have accurate and competitive pricing
- Uses historical and database costs to develop accurate estimates for proposals and changes
- Creates complex material takeoffs with just the click of a button



- Industry specific accounting software
- Provides real time cost controls against subcontracts ensuring that we are on budget
- Creates professional, detailed proposals, AIA billing, change orders, etc



- Project managers are well versed in Sketchup Pro
- Creates complex 3D drawings used to convey details/ideas accurately and efficiently to field personnel and design professionals
- Useful to work out potential issues digitally, which is quicker and less expensive, creating efficiency













# Architects & Designers

## Honored to work with a great team.

We have had the pleasure of working with some extremely talented design professionals. This short list of esteemed Architects and Designers has helped Nautilus Homes build some of Sarasota's finest homes.



### William B. Litchfield

Located in Atlanta, GA. WBL designs classic award winning homes around the world.



### Ellen Hansen Designs

Located on Madison Ave., NYC. Ellen creates impeccable luxurious interiors.



### DSDG Architects

Located in Sarasota, FL. DSDG creates award winning crisp modern Bauhaus style architecture.



### Hive Architects

Located in Sarasota, FL. This talented young team is creating the 21st century's version on mid century modern.



### CMSA Architects

Located in Sarasota, FL. CMSA is an award winning architect of classic homes in the Georgian style.



### Harrell & Co. Architect

Located in Naples, FL. Harrel creates Naples most exquisite estates.















“Luxury is more than a golden faucet or an onyx sink. That is opulence. I believe that luxury is obtaining what you have always wanted and being able to enjoy it. Luxury begins with an idea.”

-Ryan Perrone | President









# Award Winning Homes















# What Others Have To Say

We are grateful to work with some amazing clients and industry professionals throughout the Sarasota area and beyond. One of the aspects we love best is really getting to know each client as a friend, learning about their vision and then helping articulate that vision into a beautiful new home for them and their family. All done while utilizing and partnering with the best in the business.





"Nautilus Homes is an excellent resource for our architectural firm. They are a custom residential construction firm that we can rely on to provide our clients with craftsmanship, accountability and well communicated contracting."

- **Cliff Scholz**

Clifford M. Scholz Architects



"Five stars! Nautilus is one of our favorite builders. They build the finest quality and each project is truly unique. They are tightly run and there is solid communication. I can always reach the decision makers and get prompt answers. They are true professionals, doing beautiful work. We hope to continue to be a part of the team."

- **Marc Breese**

Elite Woodwork (Subcontractor)



"We have had a first rate experience working with Nautilus Homes. Ryan has a fantastic eye for detail, coupled with a high quality, efficient style of operation and business practices. We hope to do more homes with Nautilus."

- **Holly Dennis**

Holly Dennis Interiors



"He's one of the region's best. Where other builders cut corners, Ryan does it right. The talented team attended to every last detail to ensure a calm and meditative environment. We really wound up with the dream team. Ryan never settles for anything less than perfection. It seems as if he's been building houses for several lifetimes."

- **Connie Lang**

Home Owner



"He was honest, ethical, and completely respected our opinions while providing his own professional insight and direction. There are no words to describe Ryan's attention to detail. He will not settle for mediocre and expects only excellence. He had our back every step of the way and wouldn't tolerate any short cuts or missed deadlines."

- **Kim Peacock**

Commercial Client & Owner, Strata PT





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