



SIMPLE, SERENE

DESIGNER BESTOWS PACIFIC RESORT FEEL ONTO CORONADO CONDO

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SPECIAL TO THE U-T

Years ago, when John and Kristi Lyon's now-adult son was just 5 years old, the family vacationed in Coronado.

"I said, 'Wouldn't it be great if we could retire in Coronado?'" Kristi said. "Fifteen years later, we took another vacation, and that's when we got serious."

During that two-week vacation in 2012, the couple, who live in Dallas, rented a space at the Coronado Shores. They found themselves staying put and relaxing instead of sightseeing. They knew they found their spot.

After some research, they found a 1,200-square-foot, one-bedroom, two-bathroom condo

straight out of the 1970s with the right mix of land and ocean views. Their dreams of a retirement home turned into a vision of a vacation home that could be rented out.

"We wanted a retreat for us," Kristi said. "We considered renting it because we weren't going to have that much time to visit."

To bring the condo into the 21st century, the Lyons turned to Jackson Design and Remodeling and interior designer Tatiana Machado-Rosas. She turned the dated, compartmentalized space into what she calls a "Pacific resort," with clean lines and a simple, serene feel. Construction began in September 2012 and was

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The balcony was incorporated into the open living area of this Coronado Shores condo to make full use of the space and the view. Two viewing chairs are set up in front of the stacked sliding glass doors for Kristi and John Lyon to watch the sunsets (above). The decor reflects the colors of the surf and sand below. **PREVIEWFIRST**



Louvered doors on the mahogany kitchen cabinets help create the Pacific resort feel interior designer Tatiana Machado-Rosas wanted to achieve. She opened the galley kitchen to the living area by creating a peninsula. PREVIEWFIRST PHOTOS



A workstation is tucked between the wall and a support column. The columns are clad in quartzite, which has the same color palette as the décor.

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complete in May 2013.

“The design was perfect,” John said. So perfect, the couple decided they no longer wanted to share the space with strangers. They nixed the rental idea, which gives them the incentive to enjoy the home more often.

“We knew we could make it better,” Kristi said, “but we didn’t know we could make it as nice as Tatiana did.”

Working within the constraints of a high-rise condominium, Machado-Rosas gutted the interior. Large support columns and plumbing had to stay in place.

“We were limited to what you can bring up the elevator,” she said.

The galley kitchen was integrated into the living area with an open peninsula, which has two



“I wanted the bathroom to have a clean-looking, minimalistic spa feeling but also be accessible,” Machado-Rosas said. A closet was moved to create more space. PREVIEWFIRST

levels topped with PentalQuartz, an engineered natural stone for easy maintenance. The lower level serves as a workspace, and the higher level is for counter seating.

Mahogany cabinets provide plenty of storage. In order to get the most out of the space, Machado-Rosas designed each drawer and cupboard with a specific use in mind: two pantry pullouts flanking the refrigerator; a cabinet with racks designed for baking sheets above the oven; and a large space for pots and pans right under the stove. “Easy access was imperative,” she said.

To break up the amount of wood, many of the cabinet doors are louvered.

“I wanted to give it a resort feel by bringing in tropical but also soothing elements,” Machado-Rosas said.

Colors in the kitchen and throughout the condo reflect the shoreline just outside with sand and blue added to the warmth of the wood tone. These colors come in subtle hues on the vertically stacked quartzite that clads the support pillars throughout the home.

The main living area, with comfortable seating and an electric fireplace (the building does not have gas lines), was expanded by integrating the balcony. A wall of stacked sliding glass doors opens

the entire area to the outside.

A built-in desk, also of mahogany and quartz, is tucked between a support column and the wall right next to the sliding glass door, creating a work and viewing station. To get the most out of the vista, two comfortable armchairs face the view.

“We sit here for each sunset,” John said. “And I’ve taken a picture of each sunset and have put them into a video.”

After dark, a curved lighting rail illuminates the interior. The curve brings in the movement of the ocean and creates pockets of light without lowering the ceiling, Machado-Rosas said.

Frosted glass doors lead to the bedroom. Machado-Rosas added the angled doors, which offer a view from the bed when left open. Originally, the bedroom could only be accessed through a long hallway at the front of the condo or from the balcony. The bedroom’s balcony access was closed off to make room for a closet.

To create a feeling of a higher ceiling, Machado-Rosas designed a soffit over the bed, which also provides indirect lighting. The small master bathroom, which was expanded by incorporating a closet, has a minimalistic, spalike look. The roomy shower

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with a large bench is tiled in marble. A vertical wall of blue glass tile represents a waterfall.

Original art pieces provide splashes of color and texture throughout the home. Each piece was selected for its space by Machado-Rosas, and like the rest of the remodel, the Lyons approved everything by email. The Lyons relied on a photo service to send weekly updates on the project. Everything was done long distance – the Lyons never stopped by once during the remodel.

Now they make the trek more often.

“When we decide we’re coming, we get the tickets and come,” Kristi said. “That’s the beauty of it. As soon as you get here and open the doors, everything slows down and everything goes away.”



An angled doorway brings the view into the bedroom. Frosted glass doors allow natural light to filter through even when the doors are closed. A soffit was added to give the room a greater sense of space. **PREVIEWFIRST**

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