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General contractor Skip Applegate, who renovated Nancy's aunt's home just up the street 35 years ago, worked with Lederer to navigate the new regulations. "In one day, it took nine concrete trucks just to pour the footings," Applegate explains, noting that it had to be done in one continuous pour. Although Applegate has completed many extensive renovations over the years, this is the first dwelling that he has actually built from the ground up, and many times the crew worked long into the night. "It was grueling," he says, "but also exciting."

Just as exciting are the interiors, which include colorful cabinetry and millwork alongside floral patterns and boisterous floor tiles. "Nancy loves color," Lucas says. "And this is actually a pared-down version of what she might have normally gone for." While blue kitchen cabinetry creates the "punch" that the owner envisioned for the great room, for example, the walls are a lighter hue that reads as a neutral. Patterned fabric on the dining chairs

contains all the colors in the room, allowing the sectional sofa and patterned draperies to coexist peacefully with the bold blue cabinetry. "There's a method to the madness," Lucas explains of his design, where everything has its own special vibe but plays nicely together.

That goes double for the adjacent sun room, which has  $\frac{3}{4}$ -inch-high wainscoting and a complementary patterned wallcovering. It's one of Nancy's favorite rooms and a cozy spot to converse with guests over cocktails before heading into the dining space or to simply take a nap on the tufted sofa. "Couches had to be not just beautiful but also nappable, and carpets had to pass the barefoot test," Nancy says. "I didn't want to compromise on the quality, but I still wanted comfort."

In Nancy's master suite, light green walls and dark green built-ins harmonize with the upholstered headboard and matching draperies. The space shares a covered porch overlooking the water with Katie's room, where

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A Merida rug defines the living area in the open great room that overlooks the water. The comfortable conversation area is furnished with a Bunny Williams sofa covered in Holland & Sherry fabric and a pair of custom armchairs covered in Idarica Gazzoni fabric from Harbinger in West Hollywood.