

The tailored dining room balances sculptural forms with layered texture. A Palecek dining table is surrounded by Hooker Furnishings chairs, while statement lighting from Ngala Trading draws the eye upward. Drapery from Zinc Textile and a Surya area rug soften the setting.



Located at The Concession Golf Club in Bradenton, this residence enjoys an unusually private position overlooking a lake. The 5,200-square-foot home is complemented by approximately 4,400 square feet of exterior living space, making the landscape an integral part of the architecture and the homeowners' daily life.

LAKESIDE ELEGANCE

IN BRADENTON, A RUSTIC WATERSIDE SETTING PROVIDES THE FOUNDATION FOR A RICHLY DESIGNED HOME INFORMED BY TRAVEL, ENTERTAINING, AND THE ART OF LIVING WELL

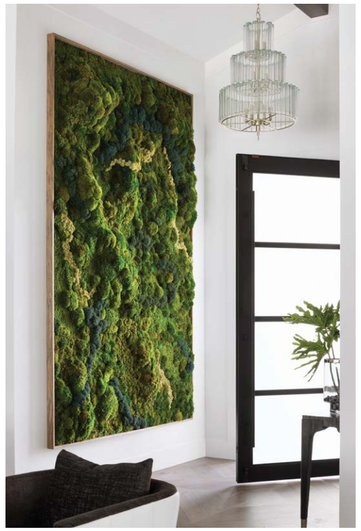
INTERIOR DESIGN TRACEE MURPHY & CASEY LIPTAK, TRADE MARK INTERIORS, SARASOTA, FL
ARCHITECTURE AND CONSTRUCTION JOHN CANNON HOMES, SARASOTA, FL
TEXT JEANNE DE LATHOUDER
PHOTOGRAPHY RYAN GAMMA, SARASOTA, FL

AT THE FAR END OF A QUIET CUL-DE-SAC in Bradenton's scenic Concession Golf Club, a new 5,200-square-foot residence settles into the landscape with an effortless sense of privacy. Out back, a small lake provides a tranquil backdrop, while the secluded setting gives the homeowners room to entertain, relax, and enjoy the outdoors (all 4,400 square feet of them) on their own terms.

Avid golfers, the homeowners were drawn to The Concession for its manicured surroundings, scenic serenity, and proximity to Sarasota's vibrant cultural scene. They also maintain a secondary residence in Portugal, and their experiences abroad influenced some of this home's more personal details. Most notably, a mature olive tree sourced from Italy anchors the driveway, creating a memorable sense of arrival.

For Sarasota-based designer Tracee Murphy, CEO and principal designer of Trade Mark Interiors, the project was an opportunity to bring a more nuanced sensibility to new construction. Murphy partnered with her firm's senior designer, Casey Liptak, and collaborated with Sarasota builder John Cannon Homes to refine the interiors, introducing furnishings, decorative lighting, wallcoverings, drapery, and other details that give the residence its distinctive character.

The open living area was designed for both conversation and connection to the kitchen. A wall of sliding glass doors opens onto the outdoor seating area, creating a seamless flow between interior and exterior living. A Vanguard Furniture sectional joins Bernhardt club chairs around a Four Hands cocktail table, while an Uttermost side table and Currey & Company chandelier add polish. Albrecht Cabinets and Jessica Charles stools bring tailored detail to the kitchen island, reinforcing the home's relaxed, sophisticated aesthetic.



ABOVE: The entry sets a sophisticated tone with a vertical wall garden by Frida's, a plant studio in Melbourne. A sculptural Currey & Company light fixture adds visual interest and a distinctive sense of arrival.

Murphy and Liptak approached the interiors around three ideas: ambient sophistication, warm hospitality, and resort-style living. The intention, however, was never to produce another predictable coastal theme. Instead, the team interpreted the Florida setting through richer materials, layered textures, tailored furnishings, decorative lighting, and a nuanced palette. "Our goal was for the home to feel connected to the water and its Florida setting without leaning too heavily into a traditional coastal aesthetic," says Murphy.

That restraint gives the interiors their character. Classic furnishings provide an elegant foundation, while contemporary pieces and deeper, moodier moments create contrast. Wallpaper, drapery, paint, decorative lighting, and carefully selected finishes give individual rooms their own identities while maintaining continuity throughout the home. The result is a sequence of spaces that shifts subtly in mood, creating a sense of progression rather than presenting the entire design at once.

Designed for entertaining, the theater and adjoining wine room bring a residential sensibility to dedicated leisure spaces. A Bracci leather sofa and Vanguard Furniture club chairs surround a Hooker Furnishings cocktail table, while a Hubbardton Forge chandelier illuminates the setting. John Cannon Homes designed and fabricated the wine room and its refined ceiling detail.





ABOVE: Sophisticated rather than overtly coastal, the kitchen pairs custom cabinetry by Albrecht Cabinets with sculptural Hubbardton Forge pendant lighting. A La Cornue range and Modern Aire hood provide an elevated culinary centerpiece.

BELOW: In the sophisticated home theater, Vanguard Furniture club chairs create comfortable viewing positions beneath a custom ceiling designed and fabricated by John Cannon Homes. A dramatic Hubbardton Forge chandelier adds an unexpected decorative element.

The homeowners' lifestyle was equally influential. Family gatherings and football parties often spill onto the expansive lanais, making the transition between interior and exterior spaces central to the design. Despite its generous entertaining areas, the residence retains an intimate quality, with the lake and surrounding landscape providing a peaceful backdrop. The home was designed to accommodate both the energy of a full house and the slower rhythms of everyday life.

Trade Mark Interiors' scope included furnishings, decorative lighting, and finishing details, along with collaboration with John Cannon Homes on select material changes and enhancements. But perhaps the most important element of the partnership was trust. The homeowners gave Murphy and Liptak considerable creative latitude, allowing them to introduce bolder selections while maintaining an elegant, highly livable sensibility. The design team strategically layered the couple's artwork, antiques, and travel finds into the interiors alongside new furnishings and finishes.

"Those elements brought warmth, history, and personality to a new construction home," notes Murphy. "They gave the home a sense of authenticity—a feeling that it had evolved over time and truly belonged to the people living there."





LEFT: In the primary bath, a Kohler tub establishes a clean, sculptural focal point. The restrained composition creates a polished atmosphere without feeling overly formal.

RIGHT: Dressed in a quietly sophisticated palette, the primary bedroom features a bed from Noir Trading anchored by fringed Meso club chairs, a petrified stone console from Palecek paired with an abstract artwork, and an adjacent custom console with a pop-up TV. A beaded chandelier from Made Goods and a Surya area rug complete the room's layered composition.



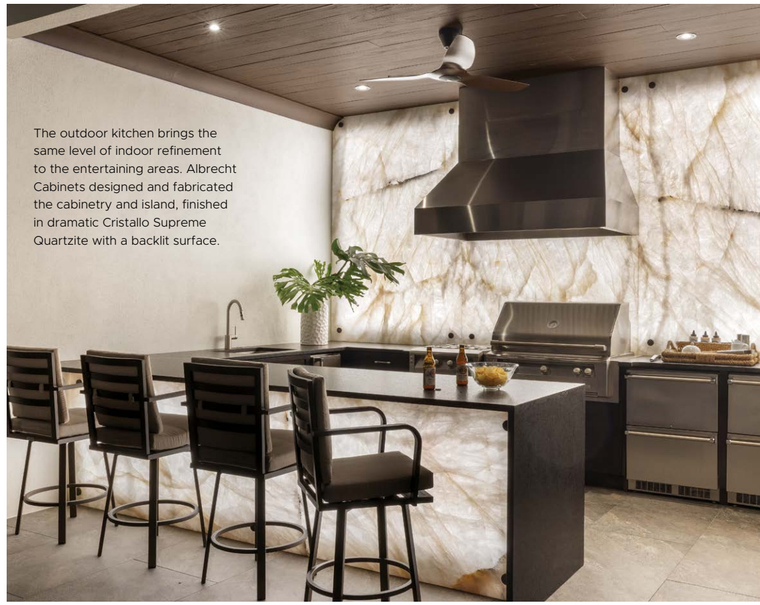


LEFT: A round Uttermost mirror and Urban Electric sconces bring tailored detail to the vanity, while Artistic Tile marble creates a richly veined backdrop.

The effect is subtle but significant. The house feels collected rather than decorated, polished rather than precious. It accommodates everyday life with the same ease as welcoming a crowd, all while a succession of lighter and moodier spaces offers moments of discovery.

Ultimately, the residence's success rests less on any single finish than on the relationship between the homeowners and their creative team. As Murphy puts it: "The clients' willingness to trust the vision allowed us to push the design in ways that ultimately made the home more distinctive, personal, and reflective of their lifestyle."

Designed as an extension of the interiors, the loggia provides a relaxed setting for gathering beside the lake. A sofa grouping from Universal, Palecek club chairs, and Four Hands cocktail tables gather around a fireplace.



The outdoor kitchen brings the same level of indoor refinement to the entertaining areas. Albrecht Cabinets designed and fabricated the cabinetry and island, finished in dramatic Cristallo Supreme Quartzite with a backlit surface.

BELOW: A covered outdoor seating area encourages the homeowners and their guests to settle in and stay awhile. A Vanguard Furniture loveseat and Dedon lounge swing are paired with Four Hands cocktail and side tables. Phillips Collection planters add sculptural interest.



SOURCES

DINING ROOM
Table – Palecek, *palecek.com*
Chairs – Hooker Furniture, *hookerfurnishings.com*
Hanging lighting – Ngala Trading, *ngalatrading.com*
Drapery fabric – Zinc Textiles, *zinctextile.com*
Area rug – Surya, *surya.com*

ENTRY
Living wall installations – Frida's, Melbourne, FL
Lighting – Currey & Company, *curreyandcompany.com*

LIVING ROOM
Sectional – Vanguard, *vanguardfurniture.com*
Club chairs – Bernhardt, *bernhardt.com*
Cocktail table – Four Hands, *fourhands.com*
Side table – Uttermost, *uttermost.com*
Chandelier – Currey & Company, *curreyandcompany.com*

KITCHEN
Cabinetry and island – Albrecht Cabinets, Sarasota, FL
Island stools – Jessica Charles, *jessicacharles.com*
Pendant lighting – Hubbardton Forge, *hubbardtonforge.com*
Hood – Modern Aire, *modernaire.com*
Oven – La Cornue, *lacornueusa.com*

HOME THEATER
Leather sofa – Bracci, *braccisofas.com*
Club chairs – Vanguard, *vanguardfurniture.com*
Round cocktail table – Hooker Furniture, *hookerfurnishings.com*
Chandelier – Hubbardton Forge, *hubbardtonforge.com*
Wine room and ceiling – John Cannon Homes, Sarasota, FL

PRIMARY BATHROOM
Round mirror – Uttermost, *uttermost.com*
Sconces – Urban Electric, *urbanelectric.com*
Tub – Kohler, *kohler.com*
Drink table – Made Goods, *madegoods.com*
Shower room – John Cannon Homes, Sarasota, FL
Marble behind vanity – Artistic Tile, *artistictile.com*

PRIMARY BEDROOM
Bed – Noir, *noirfurniturela.com*
Club chairs – Meso, *mesogoods.com*
Dresser – Old Biscayne Designs, *oldbiscaynedesigns.com*
Chandelier – Made Goods, *madegoods.com*
Side table lamps – Arteriors, *arteriorshome.com*
Drapery fabric – Villa Nova, *villanova.co.uk*
Area rug – Surya, *surya.com*

LOGGIA
Sofa grouping – Universal, *universalfurniture.com*
Club chairs – Palecek, *palecek.com*
Square cocktail tables – Four Hands, *fourhands.com*
Fireplace – John Cannon Homes, Sarasota, FL

OUTDOOR KITCHEN
Cabinetry and island – Albrecht Cabinets, Sarasota, FL

COVERED SEATING
Love seat – Vanguard, *vanguardfurniture.com*
Lounge swing – Dedon, *dedon.de*
Cocktail and side tables – Four Hands, *fourhands.com*
Planters on wall – Phillips Collection, *phillipscollection.com*

THROUGHOUT
Tile – The Tile Market of Sarasota, Sarasota, FL
Furnishings – International Design Source, Sarasota, FL