



BAYFAIR

HOMES OF
ENDURING SIGNIFICANCE





The *Grand Tradition* of Homebuilding



*B*ayfair has been a presence in the Tampa Bay home market since 1989, acclaimed as a premier builder in the region and valued by a loyal clientele. Through the company's extraordinary growth since its inception as a custom builder, the foundation of quality craftsmanship and uncompromising customer service has remained at the core of the Bayfair experience.

Founded by J. Michael Morris, Bayfair began exclusively in South Tampa neighborhoods, where the company's distinctive designs from classic to contemporary are still clearly recognizable. Located throughout Tampa Bay's premier neighborhoods, an experienced team of professionals preserves the Bayfair tradition of attaining the highest standards in homebuilding, and a dedication to make the building process as memorable and pleasurable as the distinctive home itself.



A following of discriminating homebuyers who appreciate the memorable building process and signature home styles return time and again to Bayfair, knowing each home will achieve a scale and definition that embraces the warm feelings of comfort and quality for the way they live.



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Regardless the architectural style, each Bayfair Custom Home is true to form with distinctive yet historically appropriate design elements.





BAYFAIR HOMES LEADERSHIP



J. Michael Morris
Founder

Since founding Bayfair Homes in 1989, Mr. Morris has led the company to become recognized as one of the regions premier homebuilders. As a recipient of numerous industry awards, including three Aurora Awards and national attention from the 2004 Coastal Living Idea Home, Mr. Morris guides Bayfair's team of employees in creating many of the finest homes throughout the Tampa Bay area.

An accredited contractor with an engineering degree from Georgia Tech, Mr. Morris has been building custom homes since 1969.

Since joining Bayfair Homes in 1990, Mr. Seidenberg has overseen Bayfair's sales and marketing initiatives, along with Bayfair's neighborhood development and acquisition activities.

Mr. Seidenberg is also involved in Bayfair's product planning and design for new neighborhoods and custom homes. As a active real estate broker in Florida, he also operates a successful real estate brokerage that assists Bayfair with its buyers resale efforts.

Originally from upstate New York, Mr. Seidenberg relocated to Tampa in 1976 to attend the University of South Florida. Graduating in 1980 with a BS in Accounting, he has worked in the private accounting sector and also entered the real estate sales and development business, finally joining Bayfair in 1990. He brings his substantial sales and development experience to the company and has been an instrumental part of Bayfair's reputation for fine homes throughout the Tampa Bay region.



David Seidenberg
Executive VP

BAYFAIR FACTS:

- LOCALLY OWNED & OPERATED SINCE 1989.
- OVER 500 CUSTOM HOMES HAVE BEEN DESIGNED & CONSTRUCTED THROUGHOUT HILLSBOROUGH, PINELLAS, PASCO & HERNANDO COUNTIES.
- NEARLY 12% OF BAYFAIR HOMEOWNERS RESIDE IN THEIR SECOND, THIRD, OR EVEN FOURTH HOME BUILT BY BAYFAIR.
- BAYFAIR IS ONE OF THE FEW SMALL-VOLUME LOCAL CUSTOM BUILDERS TO OFFER TRUE FLEXIBILITY TO CUSTOMIZE AND PERSONALIZE YOUR DREAM HOME.





BAYFAIR HOMES LEADERSHIP



James King
Executive VP - Construction

An experienced builder with over 20 years of expertise in constructing luxury homes, Mr. King is originally from Birmingham, Alabama, where he holds a degree in Construction Management and Building Science Technology.

Mr. King began working with Bayfair in 2006, where he played a key role in overseeing the construction operations for the company’s prestigious condominium and multifamily projects. In 2011, he spearheaded the relaunch of Bayfair’s custom home construction services in South Tampa. Mr. King also oversees Bayfair’s development efforts alongside its most recent custom estate home community, Carencia, in Odessa, Florida. In 2017, Mr. King became a member of Bayfair’s partnership team, driven by his passion for quality and commitment to applying building science principles to create comfortable, durable, and energy-efficient luxury homes.

Working alongside Bayfair’s clients, partner architects, and esteemed trade partners, Mr. King derives great satisfaction from bringing clients’ visions to life and delivering exceptional results.

With over 23 years of homebuilding experience, Mr. Dougherty is the head of sales and marketing at Bayfair. A native of Tampa, he began his career with Bayfair while completing his degree in marketing and economics at the University of South Florida.

Mr. Dougherty has extensive experience in homebuilding, having contributed to Bayfair’s growth through active expansion across Hillsborough, Pasco, and Hernando counties. From 2011 to 2016, he held leadership roles at a nationally recognized strategic marketing agency specializing in luxury real estate development. He also worked for a Fortune 500 homebuilding company, where he played a vital role in planning and executing Tampa-area master-planned communities while leading the national marketing program that helped the company establish itself as a local marketplace leader in the premium and luxury housing segments.

Mr. Dougherty returned to Bayfair in 2017 and joined the partnership team, where he has been instrumental in guiding clients through Bayfair’s highly acclaimed sales and design process, helping them embark on their custom home journey.



Ryan Dougherty
Executive VP - Sales

DESIGN | BUILD SERVICES

Bayfair has been one of the most respected all-inclusive luxury design | build firms in the Tampa Bay area for over 33 years. During that time, our team has assisted hundreds of clients in the design and construction of over 550 timeless homes.

This success is due to our commitment to our clients and our belief that building a home should be an enjoyable, memorable experience. Our team takes great pride in having the knowledge and expertise to take care of the details, and whether you desire to live on an exclusive South Tampa lot overlooking the water, need recommendations on how to secure financing as a first-time homeowner, or want to walk through one of our many homes to ensure you are making informed decisions along the way, you can, because each client relationship and each home built is a part of our legacy.

Choosing Bayfair as your home builder means you have a partner you can count on to deliver on their promises and stand behind their work throughout the entire homebuilding process.



OUR PROCESS

PHASE 1: LOT SELECTION/ACQUISITION

Acquiring the perfect lot is often the most challenging phase of building a new home, especially in premier locations like South Tampa, where demand is high and available land is limited. That's why our clients often count on the Bayfair team to find the perfect location for their homes. All you have to do is provide us with your general guidelines, specifications, and desired price, and we'll take care of the rest. We also have premier lot inventory throughout the Tampa Bay area.

PHASE 2: DESIGN & DEVELOPMENT

Once we secure the perfect lot, it's time to sit down and discuss everything you want and need in your home such as desired price, number of bedrooms, design style, hardscape, and more. Based off this information, we'll provide a preliminary schematic drawing of the layout and front elevation. We know visualizing your home from a sketch can be difficult, so during this time we are happy to walk you through one of our hundreds of homes, so you can see first hand what different areas of your home will look like.

PHASE 3: CONTRACT

The next phase of the design/build process is signing the contract to get started. After signing the contract, we'll discuss the timelines and milestones for the construction of your new home, introduce you to the team responsible for keeping your project on time and on budget, provide you with complete architectural drawings of your new home, and begin making preliminary selections.

PHASE 4: SELECTION PROCESS

There are hundreds of decisions to make during the construction of your new home, and we want to make this process as easy and efficient as possible. Once the selection process begins, you will be given access to your own personal project management portal that allows you to conveniently go online to choose fixtures and furnishings for your home. This portal will also provide project milestones, dates and deadlines, as well as up-to-date progress on the construction of your home.

PHASE 5: CONSTRUCTION

At Bayfair, we have an entire team of expert home building professionals dedicated to ensuring that we not only meet, but exceed your every expectation. You will have peace of mind knowing we are always a phone call away, and will also have scheduled meetings and site visits to let you know where we are in the construction of your new home.

PHASE 6: COMPLETION

When we make a promise, you can trust that we will always follow through. Your completed home will be one of superior quality, will not exceed your budget requirements, and will be delivered to you on schedule. We stand behind our work, and when we hand over the keys, you will be ready to move in and enjoy your new home. However, our job doesn't end there. We stand behind our work, and if you ever have a question whether it's one month or one year after move in, we will be there to provide answers and to ensure the quality of our craftsmanship.







Using only the finest craftsmanship, each Bayfair home is built to exacting specifications. With a wide selection of luxury finishes available, the personalization of each custom home is attainable through Bayfair's vast network of suppliers - including both domestic and international specialty design boutiques.



THE FINEST CRAFTSMANSHIP

Bayfair's exclusive relationship with Tampa Bay's most talented artisans ensures that every Bayfair home encompasses the finest craftsmanship and signature design details.

From rich mouldings with impeccable finishes to imported antique timber ceiling beams, it is the mission of every team member at Bayfair that each home not only incorporates the finest materials, but is also crafted to the highest standards in order to ensure an authentic quality.

It is this philosophy of fine craftsmanship that has earned Bayfair a reputation for building some of Tampa Bay's finest estate residences.





Creative and luxurious outdoor living elements are just one of Bayfair's many design philosophies in creating a home that will embody the best of Florida living.





LEGENDARY BUILDING EXPERIENCE



The process of designing your new Bayfair custom home is like no other. Whether you choose a home design we've already crafted or choose to build a custom design, our commitment to quality design, construction, and service will be evident from the initial contact to post-closing homeownership.

If you choose our exclusive custom design process, your initial design consultation with Bayfair's exclusive in-house architecture team will help identify the architectural style, design needs, and owner preferences in order to start the concept design.

Our architecture team will not only consider your design needs, but they'll also anticipate the use, scale, and definition of each space, ensuring the final design will achieve superior balance and most importantly, the comfortable elegance for which Bayfair's homes are recognized.

Bayfair's expertise in design doesn't stop with the architectural design phase of your new custom home. Our in-house client services team will assist you in selecting the finishes that will best complement your tastes and preferences.

Choose from an unprecedented selection of materials at our custom design center, located in South Tampa. In addition, our network of exclusive trade partners can assist in identifying and obtaining rare or unique finishes.









Equally as important as the exterior and interior architecture, the hardscape design for each Bayfair home is carefully crafted early in the design process.

From taking advantage of view corridors afforded via appropriate placement of the home to impressive ornamental features, Bayfair's architectural, design, and landscape teams collaborate to ensure each hardscape design achieves estate proportions and elegance.







Often recognized throughout Tampa Bay's prestigious and historic neighborhoods, gracious estate homes design and built by Bayfair incorporate timeless and thoughtful design details, which assist not only with exuding a grand aesthetic, but also pay homage to the rich history which adorns some of Tampa Bay's most luxurious estate residences.



ARCHITECTURAL EXPERIENCE

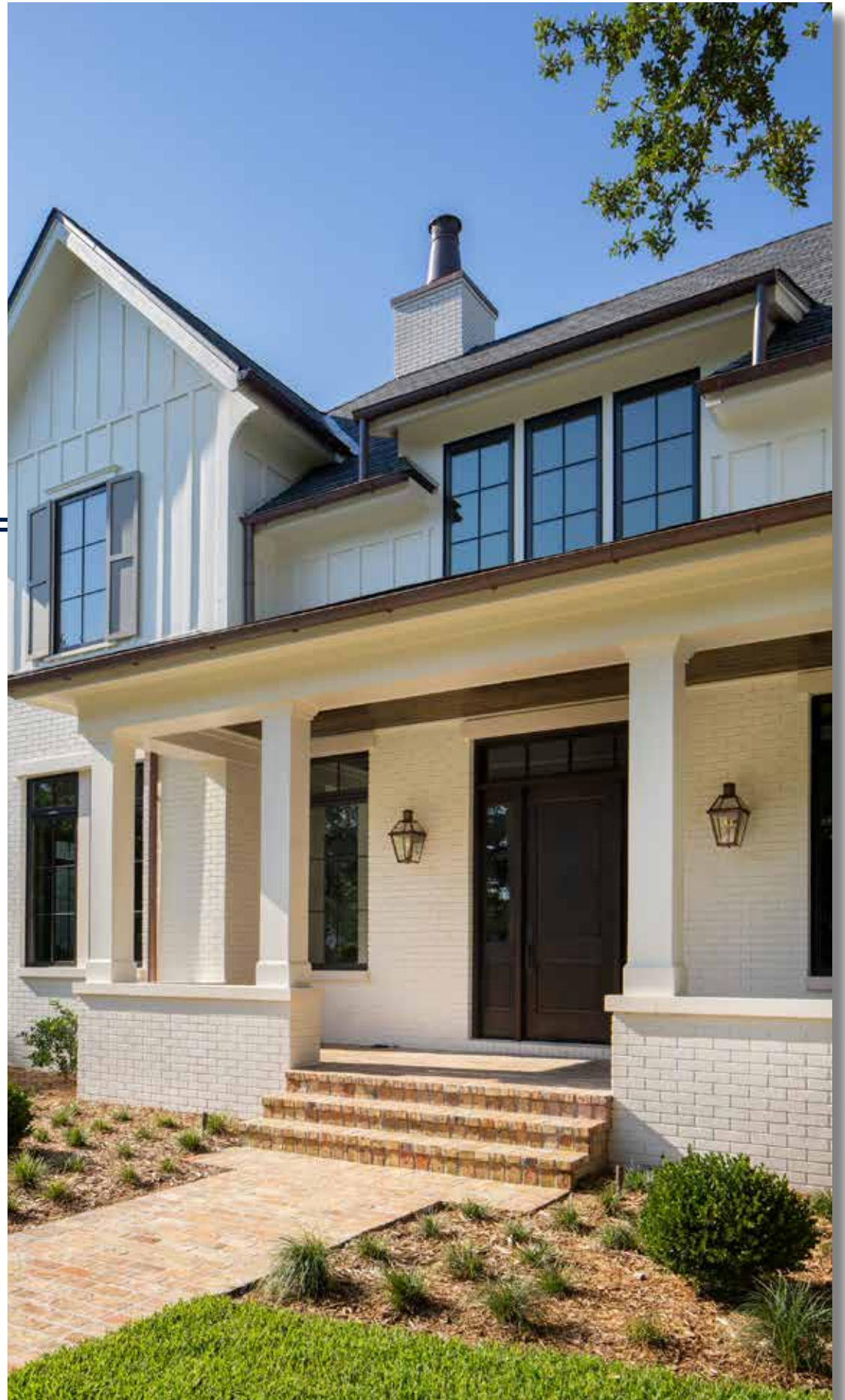
Bayfair's exclusive in-house architecture team brings a wealth of experience to both the design and build process. From the initial concept study to the final construction of your new custom estate home, a one-on-one relationship with our architecture team ensures that each Bayfair custom home accurately incorporates its owner's requirements throughout the various design and construction stages.

In addition, Bayfair's extensive portfolio of custom homes built throughout the Tampa Bay area, of all different architectural styles, ensures that each Bayfair home possesses authenticity and balance in fine design and livability.



Regardless of the architectural style, each Bayfair home incorporates the design features of today's modern lifestyle.

During each step of the design process, each Bayfair home undergoes rigorous internal design reviews, including a review which ensures both the exterior and interior architecture incorporates and honors historical design elements and proportions - in order to accurately reflect the architectural style intended.





From bespoke cabinetry, rare marble and fine plumbing fixtures, our team is ready to bring your vision to life.







Choosing Bayfair affords you the opportunity to personalize your home with assistance of our interior design team so that your new home will be unique to your personality and style preference.



Building a custom home exactly to your tastes is an exciting and rewarding experience when you choose Bayfair.

Bayfair builds homes with genuine warmth and a truly human sense of scale so the feeling inside is comfortable, cozy and inviting.

In every Bayfair home, you will find finishing touches which are becoming a rarity in modern construction. On a structural level, every aspect of the construction is designed and built to endure for generations.





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Specifications, availability, pricing, and other information contained within this guide are subject to change without notice.
This is not an offer where prohibited by law. Please consult with a Bayfair representative for technical details related to your homesite and / or home.
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