

Philadelphia magazine's  
**DESIGN  
HOME®**  
**2016**  
PHILADELPHIA

➔ **EXCLUSIVE**  
See inside this luxury,  
modern urban home.

PHOTOGRAPHY BY  
Jay Greene Photography

PRESENTED BY

**P**  
Philadelphia  
MAGAZINE

**U.S. CONSTRUCTION**  
INC.

**NATIONAL REALTY**  
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**WPL**  
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**US CONSTRUCTION INC.**  
400 Market Street | Suite 415  
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215.291.9543 | [usconstructioninc.com](http://usconstructioninc.com)



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Ardmore, PA 19003  
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**JKRP ARCHITECTS**  
100 East Penn Square | Suite 1080  
Philadelphia, PA 19107  
215.928.9331 | [jkarparchitects.com](http://jkarparchitects.com)

EXTERIOR

## Entry



Front entryway to Design Home® 2016 in Society Hill, Philadelphia. Windows by **Marvin Windows and Doors.**

**THE DEVELOPER**

### US Construction Inc.

As the President of U.S. Construction Inc., John Farina takes a hands on approach with both his employees and clientele. Farina recognizes that the beginning of safeguarding clients' objectives while actively seeking optimum results for the local communities begins with trust. He is dedicated to carefully planning and supervising each step of the building process to ensure flawless execution.

As a company, U.S. Construction Inc.'s mission involves using an inventive approach to building in order to make investments in the Philadelphia area. U.S Construction strives for excellence and to be the premier luxury builder in Philadelphia. They are driven by not only their clients, but also their clients' communities. "By focusing on our clients and the neighborhoods where we invest, we plan on leveraging the city's extraordinary culture and history as a roadmap for building the future."

**THE INTERIOR DESIGNER**

### WPL Interior Design

Established in 1981, Walter Peterson, Marcello Luzi and the late Steven Weixler built a sterling reputation for their devotion to client needs and aspirations while simultaneously creating fresh, relevant and inspiring interiors that have stood the test of time. With a passion for detail, a wealth of knowledge, and an uncanny ability to solve the most complex design problems, their Philadelphia-based firm, WPL Interior Design, continues to satisfy clients in ten states and three foreign countries. They remain the "go to" company for those who know and require exceptional interior design and service.

**THE ARCHITECT**

### JKRP Architects

JKRP Architects' message is simple: a place is nothing without people. This Philadelphia-based architecture firm founded in 1984 puts people at the core of their process. They work collaboratively with clients from the beginning to make the project and the relationship as engaging as the result. JKRP is committed to exploring your neighborhood and becoming a part of your community to ensure your project is a success.

**W**elcome to *Philadelphia* magazine's Design Home® 2016! For the first time in 13 years, Design Home®

was once again in the City of Brotherly Love. Located in Adagio, a luxurious townhouse development in historic Society Hill, this year's home takes a modern approach to our city's traditional townhomes. With details such as a roof deck plunge pool, two bars and three decks, the results are a Design Home® that is as beautiful as it is functional.

The 5,500 square foot home overlooks the Delaware River and was built by JKRP Architects and U.S. Construction, Inc. All six levels of the home were exquisitely brought together by WLP Interior Design. Our popular tours ran from October 15 – November 6 with all proceeds benefitting MANNA. Over the next several pages, you can follow along on your own personal tour as we share this amazing home, with photos captured by Jay Greene Photography.

A first step inside Design Home® 2016 introduces both the mixture of warm and cool tones and a blend of contemporary and traditional elements that will be the hallmarks of the home.

7567  
NEUTRAL  
GROUND

Sherwin-  
Williams

Console table by **Millesime & Ligne Roset**. Montauk black slate floor tiles and Sierra blue stack stone wall panels from **Bell Floor Covering**. Tom Dixon Etch pendant from **Lamps.com**. Floral and botanical décor by **Robertson's Flowers & Events**. Artwork provided by **Merritt Gallery**.

FIRST FLOOR

Foyer





Located on the main floor, the study area sets the tone for the entire home with its blends of whimsical and modern elements. The full bathroom also makes this a welcome space for guests.

FIRST FLOOR

## Study

7050  
USEFUL  
GRAY

Sherwin  
Williams

All furniture including wall unit, desk, rug, chairs, vases and table lights from **Millesime & Ligne Roset**. Rustic oak SolidFloor from **Bell Floor Covering**. Artwork provided by **Merritt Gallery**. Floral and botanical décor by **Robertson's Flowers & Events**. Lighting by **Lamps.com**.

Paradise Blue marble countertops and Arabescato Venato marble shower pieces from **Colonial Marble & Granite**. Shaker cabinet door in maple wood with nickel linen finish from **Ultracraft Custom Cabinets for Life**. Artwork provided by **Merritt Gallery**. Bath rugs and towels by **Kellijane Textiles** from **Millesime & Ligne Roset**. Bathroom shelves by **La Bibliotheque Fil** from **Millesime & Ligne Roset**.



7064  
PASSIV

Sherwin  
Williams

SECOND FLOOR

# Living Room

The living room provides striking views of Philadelphia and the Delaware River. Inside the room, the expansive fireplace provides a scene that is equally as attractive.



Rustic oak SolidFloor and stack stones on fireplace from **Bell Floor Covering**. European Home 42" Open Vent Free fireplace from **Dreifuss Fireplaces**. XFINITY on the X1 Entertainment Operating System® from **Comcast**. Sweet Pea by Alice Pritchard (dining area) provided by **Merritt Gallery**. Modulation #3 by Hyunmee Lee from **Merritt Gallery**. Sony 4K TV with media frame from **Phoenix A/V Specialists**. Claudio media cabinet and Piedmont lounge chair from **Studio 882 Furniture + Design**.

Hubbardton Forge Celesse pendant from **Lamps.com**. Marvin's large 90 degree corner windows from **Marvin Windows and Doors**. Swaim Originals sofa, Dima swivel chairs, rectangular concrete side table and Steven Volpe Coburg faceted side table from **Studio 882 Furniture + Design**.



7567  
NEUTRAL  
GROUND

Sherwin-Williams



Mudita dining table and Clarkson  
armless dining chairs from  
**Studio 882 Furniture + Design.**  
Hubbardton Forge City Scope  
linear pendant from **Lamps.com.**  
Rustic oak SolidFloor from **Bell  
Floor Covering.** Artwork from  
**Merritt Gallery.**



The intimate dining area  
is perfectly situated be-  
tween the stunning views  
from the living room and  
the warmth of the kitchen.

SECOND FLOOR

# Dining Room

7567  
NEUTRA  
GROUND

Sherwin  
Williams

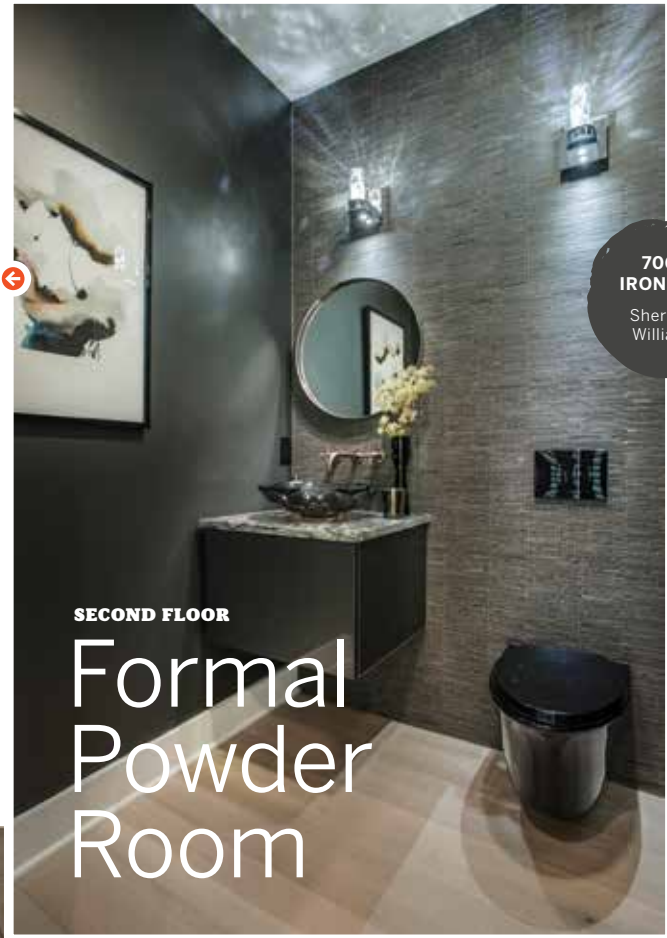


The formal powder room is the ideal spot for a touch of drama with its dark colors, high-tech fixtures and glamorous lighting.

The glass-encased wine room separates the kitchen and dining area and adds an enviable wow factor to the second level.

Numi® Intelligent Comfort Height® toilet from **Ferguson Bath, Kitchen & Lighting Gallery**. Rustic oak SolidFloor from **Bell Floor Covering**. London leather quartzite countertop from **Colonial Marble & Granite**. Artwork from **Merritt Gallery**. South Beach Ultralux door in Mica Metallic from **Ultracraft Custom Cabinets for Life**. Lighting by **Lamps.com**.

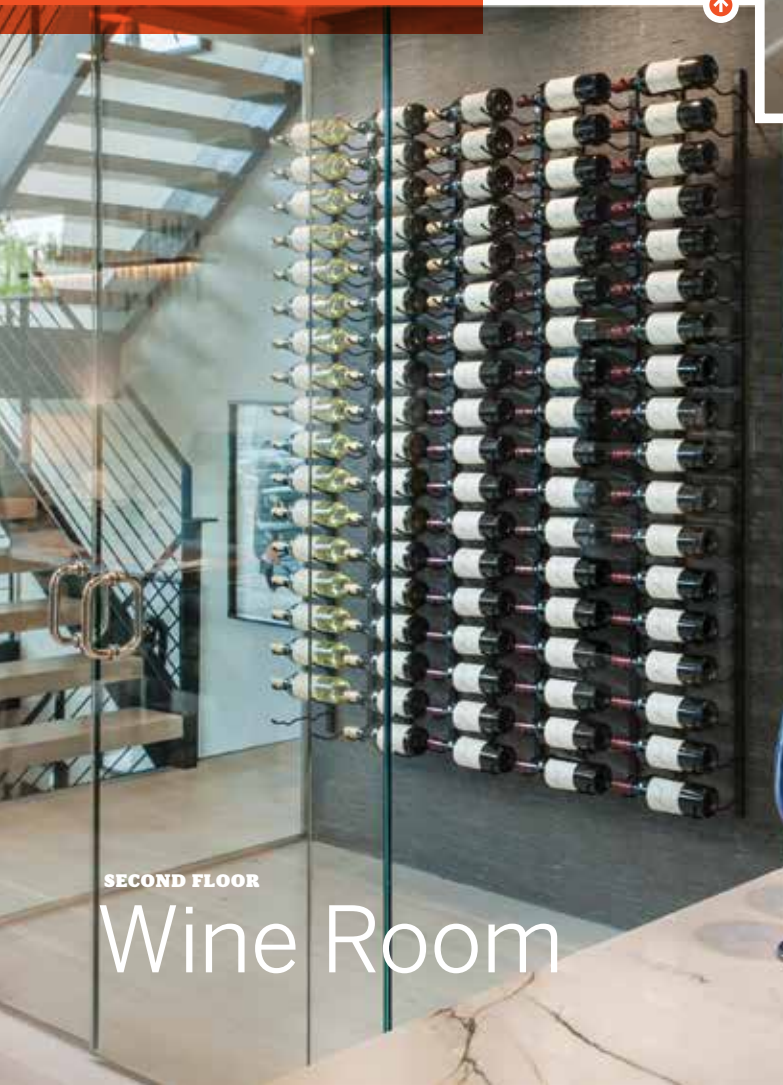
Basalt blue bamboo pattern stone mosaic floor from **Bell Floor Covering**. Wine provided by **Josh Cellars**. Catering from **Di Bruno Bros. Catering and Events**.



SECOND FLOOR

## Formal Powder Room

7069  
IRON O  
Sherwin  
William

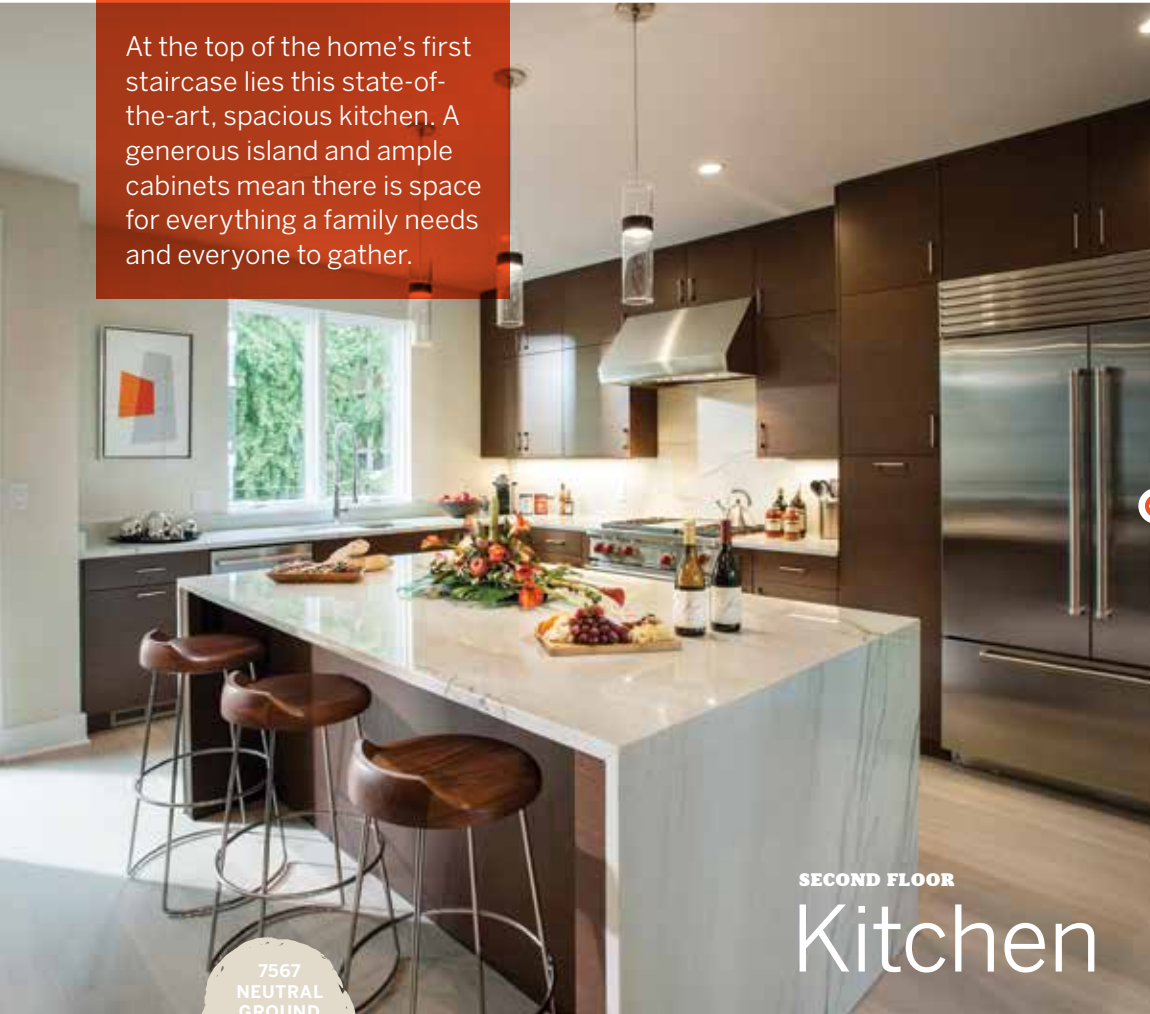


SECOND FLOOR

## Wine Room



At the top of the home's first staircase lies this state-of-the-art, spacious kitchen. A generous island and ample cabinets mean there is space for everything a family needs and everyone to gather.



SECOND FLOOR

# Kitchen

7567  
NEUTRAL  
GROUND

Sherwin-  
Williams

➔ Solid walnut swivel bar stools from **Studio 882 Furniture + Design**. Luna quartzite countertops and backsplash from **Colonial Marble & Granite**. Tech Lighting Manette pendants from **Lamps.com**. Rustic oak SolidFloor from **Bell Floor Covering**. Prolific™ Chef Inspired undermount stainless steel sink from **Ferguson Bath, Kitchen & Lighting Gallery**. Floral and botanical décor by **Robertson's Flowers & Events**. Ultracraft slab door cabinets in Quarter Wenge Natural from **Ultracraft Custom Cabinets for Life**. Artwork from **Merritt Gallery**. Catering from **Di Bruno Bros. Catering and Events**.

XFINITY on the X1 Entertainment Operating System® from **Comcast**. Ultracraft slab door cabinets in Quarter Wenge Natural from **Ultracraft Custom Cabinets for Life**. Artwork from **Merritt Gallery**. Integrity Wood-Ultrex Single Inswing French Door from **Marvin Windows and Doors**. Rustic oak SolidFloor from **Bell Floor Covering**. Catering from **Di Bruno Bros. Catering and Events**.





SECOND FLOOR

# Kitchen Deck

Dining with a view! The kitchen's deck is just the spot for a morning cup of coffee or evening cocktail.



Paris Dining chairs and table by Kingsley Bate from **Hill Company**. Cider from **Crispin Cider Co.** Catering from **Di Bruno Bros. Catering and Events**.



Ultracraft slab door cabinets in Quarter Wenge Natural from **Ultracraft Custom Cabinets for Life**. Appliances from **Ferguson Bath, Kitchen & Lighting Gallery**.



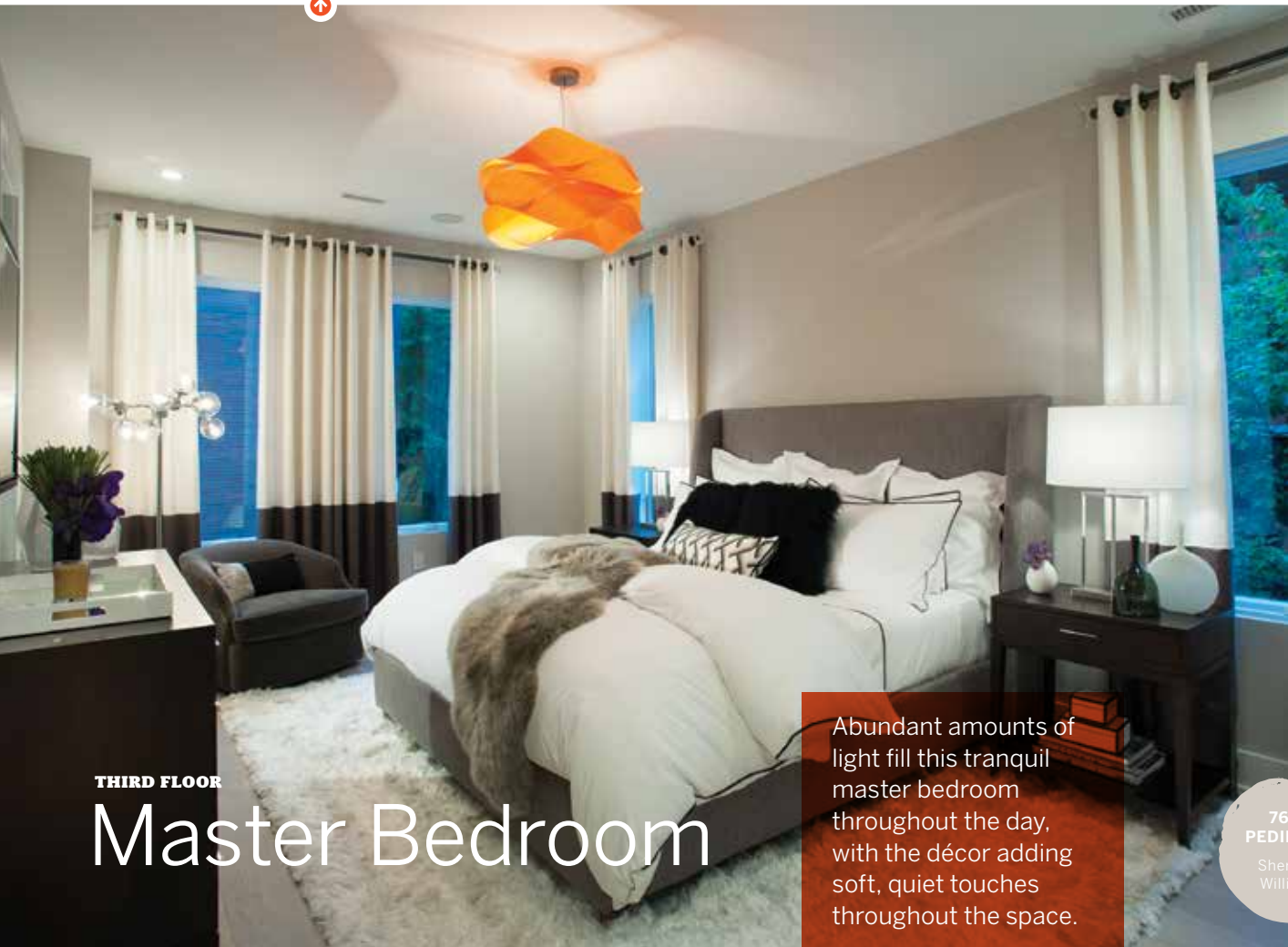
Catering from **Di Bruno Bros. Catering and Events**. Vodka from **Finlandia Vodka**. Spirits from **Gentleman Jack** and **Woodford Reserve**.



Two entrances into this spacious dressing area makes this a true “his” and “hers” space.

Custom closet with Hafele 2-tiered jewelry drawer, Hafele folding ironing board, custom necklace pull-outs, and pivoting pull-out mirror from **Closets & Cabinetry by Closet City**. Clothing courtesy of **Saks Fifth Avenue**.

All furniture including Shepard king bed, Essex side tables, Belgian linen color block drapes with black nickel hardware, Harmony-Black bed linens, Affinity-White coverlet, Aries swivel chair, lamps, tables and rugs from **Mitchell Gold + Bob Williams**. Rustic oak SolidFloor from **Bell Floor Covering**. Artwork from **Merritt Gallery**.



Abundant amounts of light fill this tranquil master bedroom throughout the day, with the décor adding soft, quiet touches throughout the space.

THIRD FLOOR

# Master Bedroom

7634  
PEDIME

Sherwin  
Williams



With its soaking tub and white marble, the master bathroom is a peaceful place that is also incredibly high tech with an electronically controlled shower.

THIRD FLOOR

# Master Bath



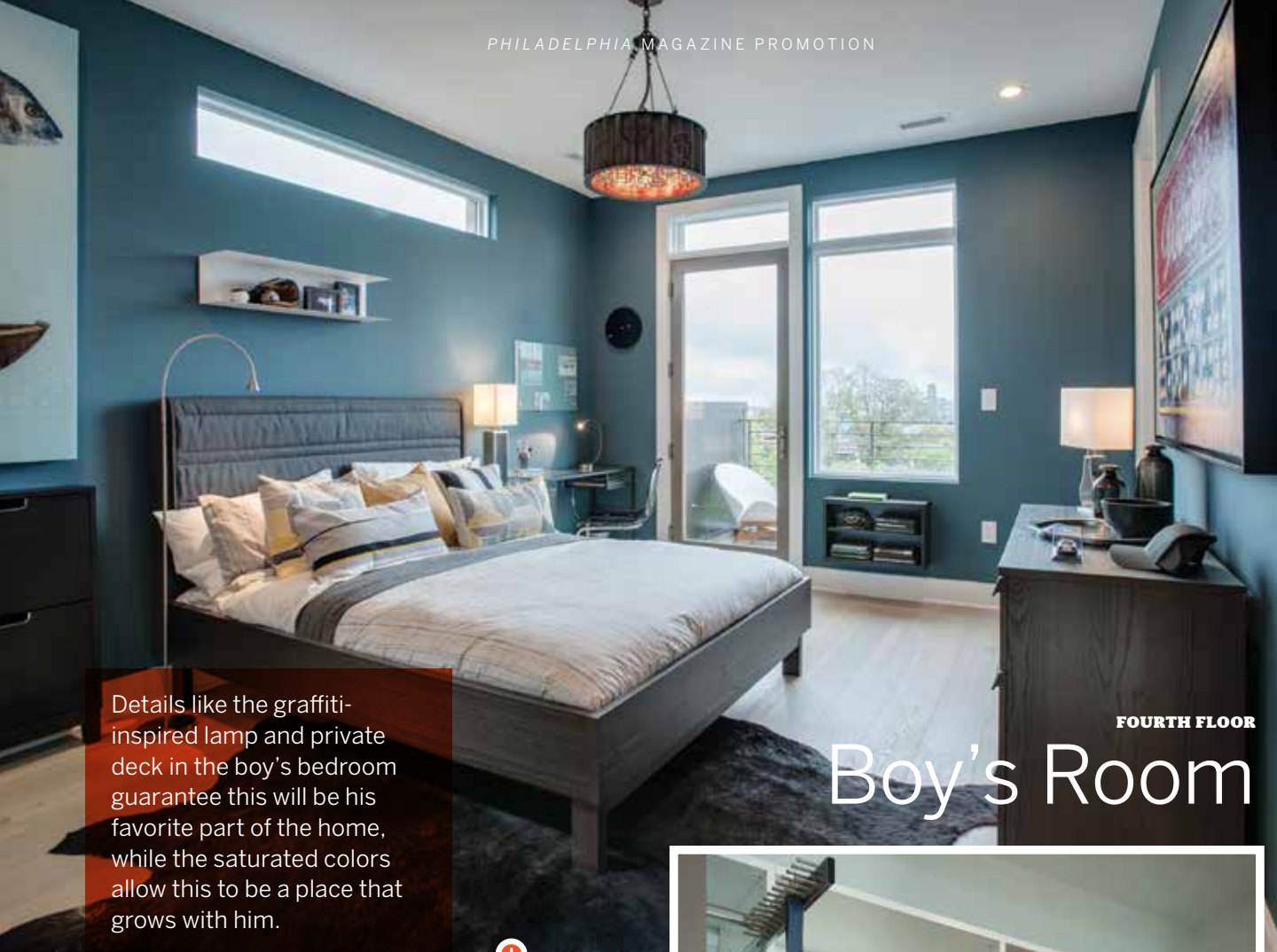
Abrazo® cast acrylic freestanding bath from **Ferguson Bath, Kitchen & Lighting Gallery**. Integrity wood-Ultrex picture window from **Marvin Windows and Doors**.

Calacatta Michelangelo marble countertops, and shower pieces from **Colonial Marble & Granite**. Arabescato Carrara honed marble tile from **Bell Floor Covering**. DTV+™ digital shower system and Loure® widespread bathroom sink faucet from **Ferguson Bath, Kitchen & Lighting Gallery**. Floral and botanical décor by **Robertson's Flowers & Events**.

7070  
SITE WHITE

Sherwin-Williams





FOURTH FLOOR

# Boy's Room



All furniture including OPPLAND bed frame from **IKEA**. Rustic oak SolidFloor from **Bell Floor Covering**. Artwork from **Merritt Gallery**. Graffiti lamp from **Lamps.com**.

Custom closets including tie rack, valet rod and Hafele engage pull-out shoe organizers from **Closets & Cabinetry by Closet City**.



6229  
TEMPE  
STAR

Sherwin-Williams



Rustic oak SolidFloor from **Bell Floor Covering**. Furniture from **IKEA**.



Cozy furniture from **Hill Company** make the boy's bedroom deck perfect for reading and relaxing.

Cippolino Toscano honed marble countertop and Arctic white quartz shower pieces from **Colonial Marble & Granite**.

Artwork from **Merritt Gallery**.

Shaker door cabinets in maple wood from **Ultracraft Custom Cabinets for Life**. Henley hexagon black marble floor tiles from **Bell Floor Covering**.



FOURTH FLOOR

# Boy's Bath

7046  
ANONYM  
Sherwin  
William

The laundry area is perfectly situated between the kids' rooms and is just one floor below the roof deck.

Artwork from **Merritt Gallery**.  
Appliances from **Ferguson Bath, Kitchen & Lighting Gallery**.

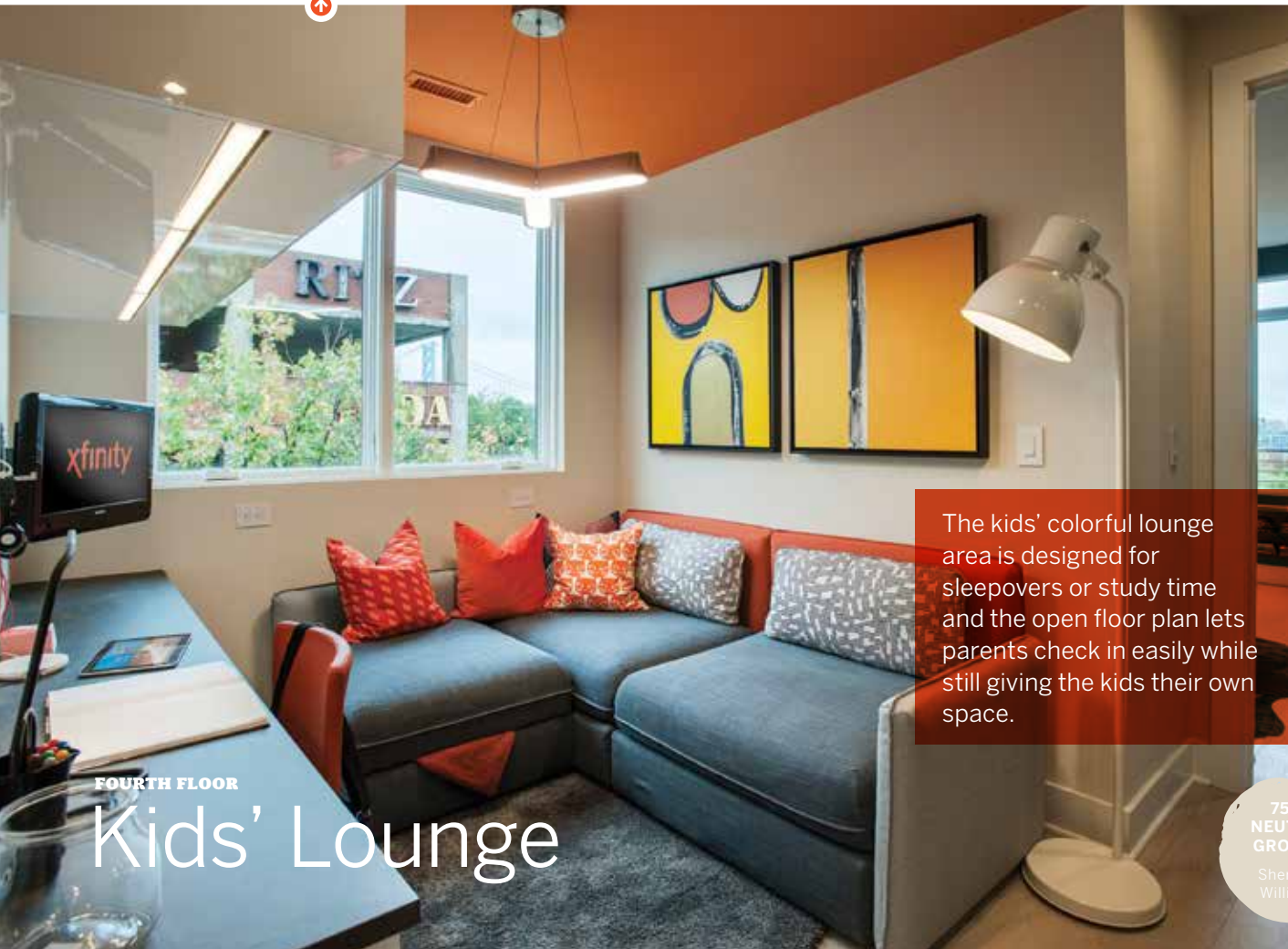
All furniture including VALLENTUNA sectional sofa from **IKEA**. Artwork from **Merritt Gallery**. Tech Lighting Zhane pendant from **Lamps.com**.



FOURTH FLOOR

## Laundry

6680  
FRIENDLY  
YELLOW  
Sherwin  
Williams



The kids' colorful lounge area is designed for sleepovers or study time and the open floor plan lets parents check in easily while still giving the kids their own space.

FOURTH FLOOR

## Kids' Lounge

7567  
NEUTRAL  
GROUND  
Sherwin  
Williams

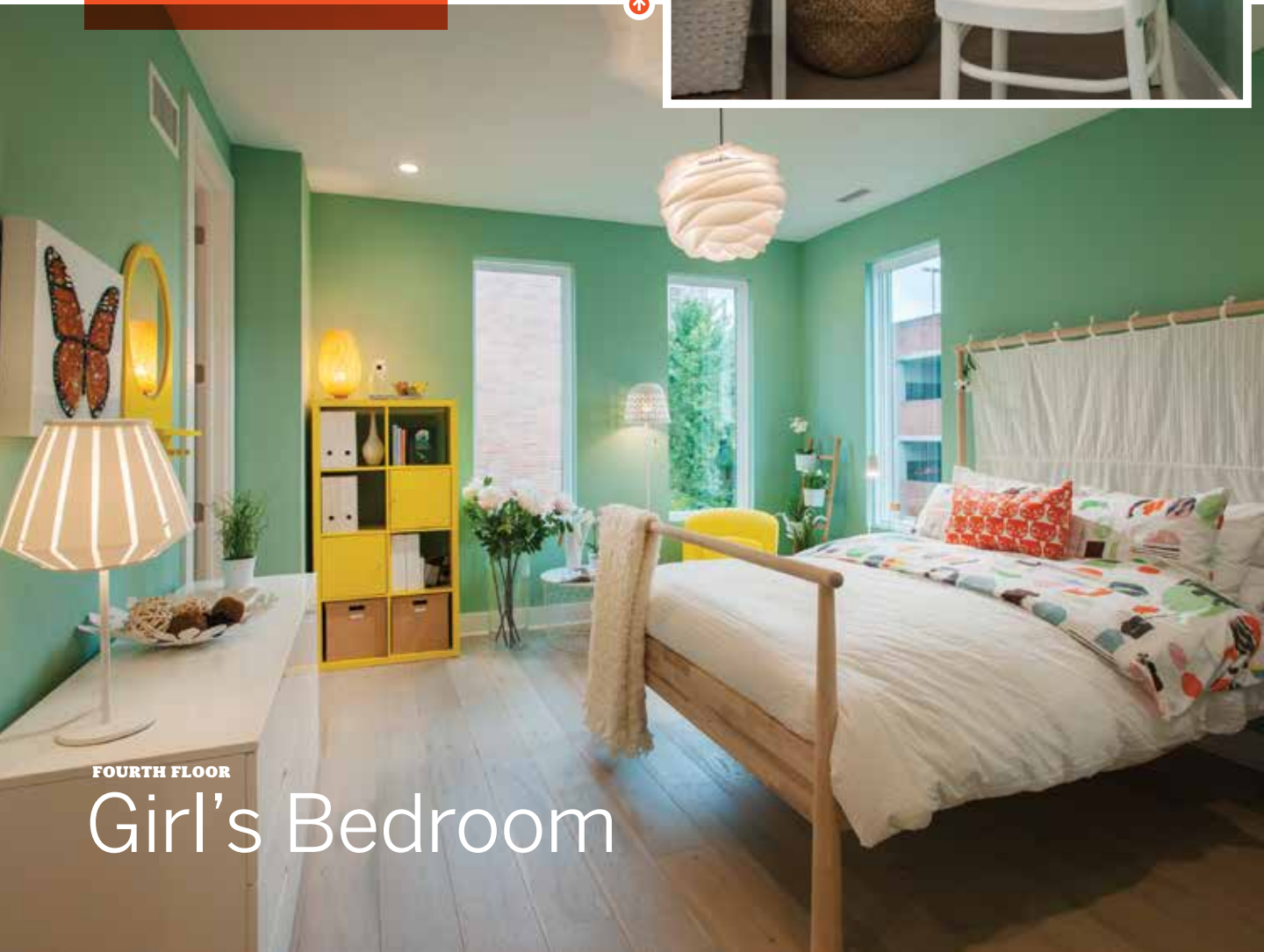


6457  
KIND GREEN  
Sherwin-Williams

IKEA PS 2014 secretary desk with white birch veneer from **IKEA**.

All furniture including GJÖRA bed frame from **IKEA**. Rustic oak SolidFloor from **Bell Floor Covering**. Artwork from **Merritt Gallery**. Vita Lighting's Clave Dine Matte pendants from **Lamps.com**.

Playful pops of yellow throughout the girl's room add just the right touch of whimsy to this otherwise soothing and restful space.



FOURTH FLOOR

# Girl's Bedroom



FOURTH FLOOR  
Girl's Bath

6336  
NEARLY  
PEACH

Sherwin-Williams

Sophie White porcelain tile from **Bell Floor Covering**. Emerald green quartzite countertop and Arctic white quartz shower pieces from **Colonial Marble & Granite**. Breckenridge door cabinets in maple wood from **Ultracraft Custom Cabinets for Life**. Artwork from **Merritt Gallery**. Shower curtain from **IKEA**.

Custom closet from **Closets & Cabinetry by Closet City**.



Finishing  
Touches



The master suite's linen closet from **Closets & Cabinetry by Closet City** conveniently comes equipped with built-in undermount hamper baskets.



Custom closet from **Closets & Cabinetry by Closet City**. Clothing courtesy of **Saks Fifth Avenue**.



XFINITY on the X1 Entertainment Operating System® from **Comcast**. All furniture from **Mitchell Gold + Bob Williams**. Pendant light from **Lamps.com**. Study in Greys by Charles Dwyer from **Merritt Gallery**.



7015  
REPOSE  
GRAY

Sherwin-  
Williams

Mirror and accessories by **Hill Company**. Faucet by **Ferguson Bath, Kitchen & Lighting Gallery**.

Blue Louise quartzite wet bar countertops from **Colonial Marble & Granite**. Karbon® articulating deck-mount faucet from **Ferguson Bath, Kitchen & Lighting Gallery**.

Metropolis textured melamine door in silver elm from **Ultracraft Custom Cabinets for Life**.

Catering from **Di Bruno Bros. Catering and Events**. Modern Fan Torsion fan from **Lamps.com**.

Artwork by **Merritt Gallery**. Rustic oak SolidFloor from **Bell Floor Covering**.

FIFTH FLOOR

# Pilot House

7567  
NEUTRAL  
GROUND

Sherwin-  
Williams

The top floor of the home provides the most stunning views, as seen from the pilot house windows. A beverage center makes this a welcoming entrance to the roof deck.

## Finishing Touches



Sony 4K TV with media frame from **Phoenix A/V Specialists**. XFINITY on the X1 Entertainment Operating System® from **Comcast**. Claudio media cabinet and Piedmont lounge chair from **Studio 882 Furniture + Design**.



Mudita dining table and Clarkson armless dining chairs from **Studio 882 Furniture + Design**. Hubbardton Forge City Scape linear pendant from **Lamps.com**



Iron and oak staircases designed by **JKRP Architects** blend modern and traditional details and are at the core of each floor in the home.



Whether you're craving a soak in the tub, dinner al fresco or the ultimate game day experience, Design Home® 2016's spectacular roof deck has a little something for everyone.

Centaurus leather granite countertop and backsplash from **Colonial Marble & Granite**. Sunbrite Outdoor TV from **Phoenix A/V Specialists**. XFINITY on the X1 Entertainment Operating System® from **Comcast**. Catering from **Di Bruno Bros. Catering and Events**. Spirits from **Finlandia Vodka**. Cider from **Crispin Cider Co.**

Aura Balcony Dining by Barlow Tyrie aluminum and sling balcony table and chairs from **Hill Company**. Floral and botanical décor by **Robertson's Flowers & Events**. Catering from **Di Bruno Bros. Catering and Events**.



FIFTH FLOOR

# Roof Deck



## Finishing Touches



This faucet from **Ferguson Bath, Kitchen & Lighting Gallery** is as graceful in design as it is functional in use.



Control4 in-wall one-touch smart home control from **Phoenix A/V Specialists**.



This is a kitchen that makes life easier, from the state-of-the-art appliances from **Ferguson Bath, Kitchen & Lighting Gallery** to the pull-out pantry by **Ultracraft Custom Cabinets for Life**.



Marvin's large 90 degree corner windows from **Marvin Windows and Doors**. Swaim Originals sofa, Dima swivel chairs, rectangular concrete side table and Steven Volpe Coburg faceted side table from **Studio 882 Furniture + Design**



Storage will never be a problem with this kitchen's roomy sub-zero fridge from **Ferguson Bath, Kitchen & Lighting Gallery**.





Bradford Products Classic Carolina 8-jet hot tub from **Bradford Products**.

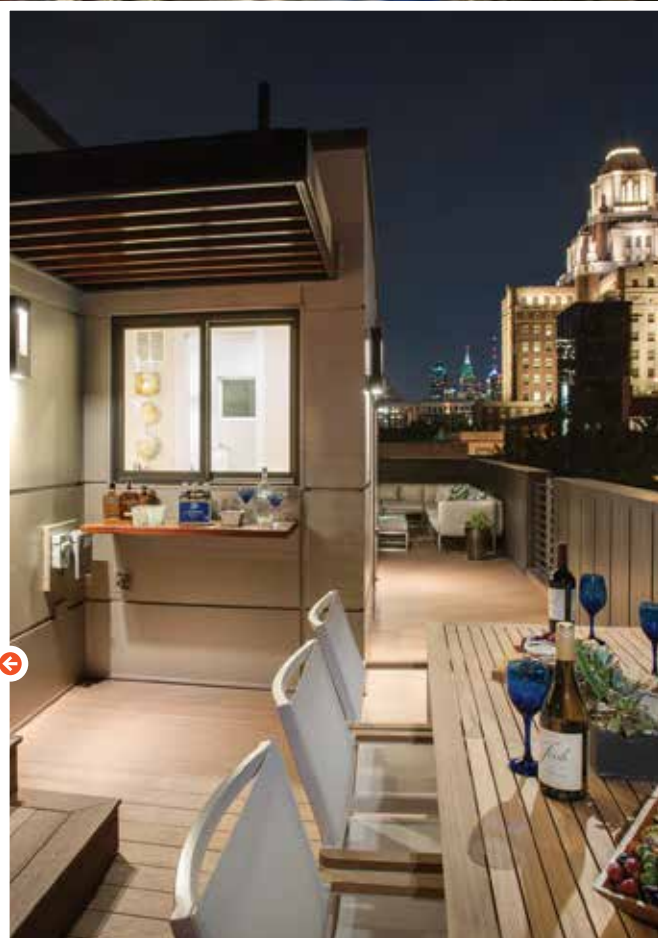


## FIFTH FLOOR Roof Deck



Cloud Lounge by Gloster modular outdoor sectional from **Hill Company**. Catering from **Di Bruno Bros. Catering and Events**.

Cloud Lounge by Gloster modular outdoor sectional and Aura Balcony Dining by Barlow Tyrie aluminum and sling balcony table and chairs from **Hill Company**. Cider from **Crispin Cider Co**. Spirits from **Collingwood, Woodford Reserve and Gentleman Jack**.



## Finishing Touches



Integrity Wood-Ultrex Single Inswing French Door from **Marvin Windows and Doors**.



Blue Louise quartzite countertops from **Colonial Marble & Granite**. Karbon® articulating deck-mount faucet from **Ferguson Bath, Kitchen & Lighting Gallery**. Spirits from **Collingwood, Woodford Reserve and Gentleman Jack**.



Balcony table and chairs from **Hill Company**. Bradford Products Classic Carolina 8-jet hot tub from **Bradford Products**.



Sunbrite Outdoor TV from **Phoenix A/V Specialists**. XFINITY on the X1 Entertainment Operating System® from **Comcast**



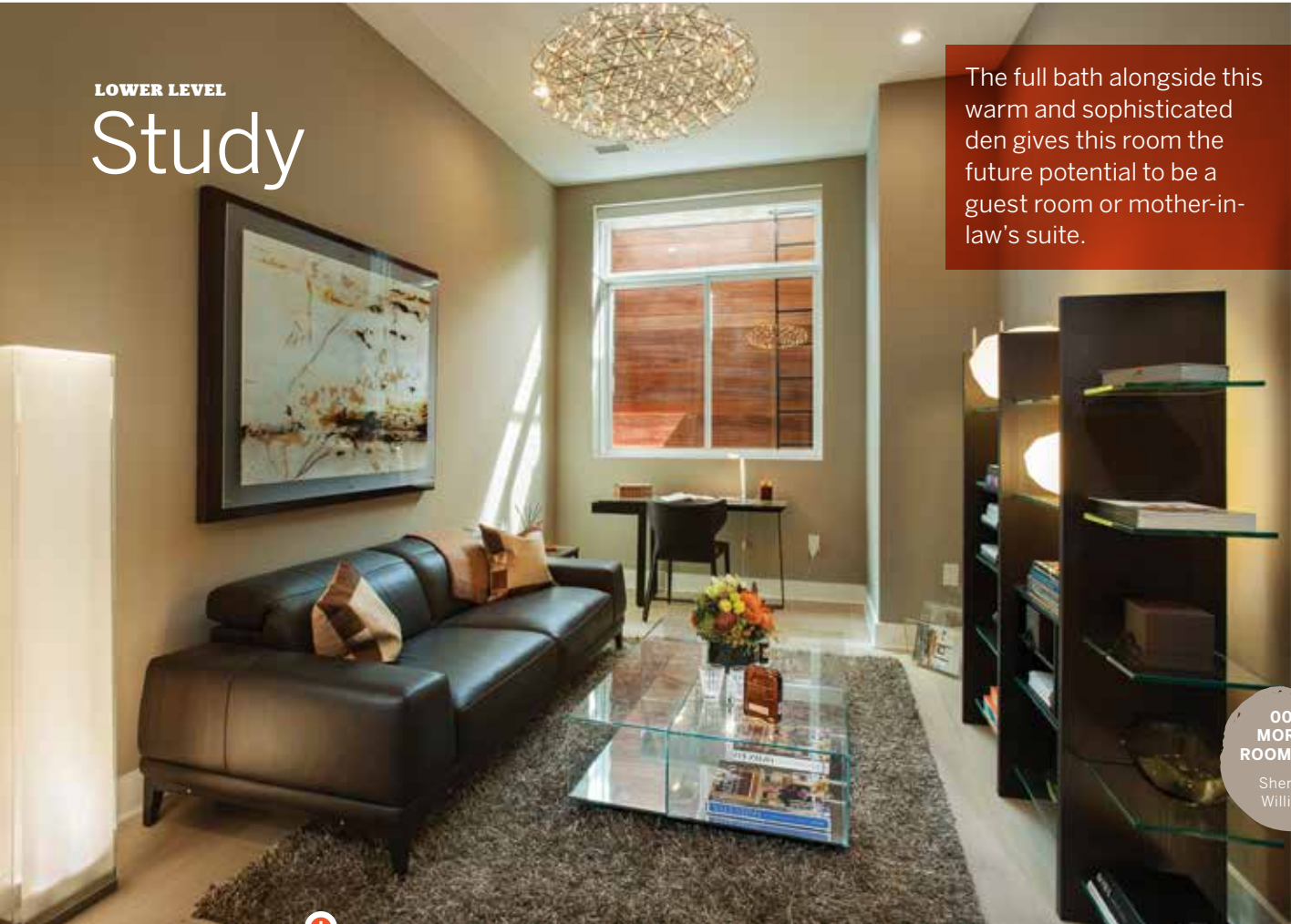
The elegant Asian Night Counterweight Elevator from **Accredited Home Elevator Company** goes to all six floors of the home.





LOWER LEVEL

# Study



The full bath alongside this warm and sophisticated den gives this room the future potential to be a guest room or mother-in-law's suite.

0037  
MORRIS  
ROOM GREY

Sherwin-Williams

All furniture including Borghese sofa, Omega desk and Proxima bookshelf, and rug from **Natuzzi Italia**. Rustic oak SolidFloor from **Bell Floor Covering**. Artwork from **Merritt Gallery**. Floral and botanical décor by **Robertson's Flowers & Events**. Lighting including Vita Lighting's EOS floor lamp by **Lamps.com**.

Calacutta Cielo honed marble countertop and Arctic white quartz shower tile by **Colonial Marble & Granite**. Shaker cabinet door in Alder wood from **Ultracraft Custom Cabinets for Life**. Eramosa white porcelain tile from **Bell Floor Covering**. Artwork from **Merritt Gallery**.

7066  
GRAY  
MATTERS

Sherwin-Williams



# Finishing Touches



Artwork from **Merritt Gallery**. Furniture from **IKEA**.



Graffiti light fixture from **Lamps.com**.



Furniture from **IKEA**.



SANDHAUG nightstand in white natural and RIGGAD LED work lamp from **IKEA**.



Top technology finds its home in the lower level, where even the sofa is state-of-the-art. Movie night is a must!

Metropolis textured melamine cabinets in Argent Oak from **Ultracraft Custom Cabinets for Life**. Sony 4K projector from **Phoenix A/V Specialists**. Rustic oak SolidFloor from **Bell Floor Covering**. Fidelio motion sofa and Labirinto table from **Natuzzi Italia**. Transcending Gray by John Douglas from **Merritt Gallery**.

Fidelio motion sofa and Labirinto table from **Natuzzi Italia**. Sony 4K TV, Stewart Luxus Motorized Screen and Paradigm Prestige speaker system from **Phoenix A/V Specialists**. Rustic oak SolidFloor from **Bell Floor Covering**. Emerald® paint and primer from **Sherwin-Williams**.



0037  
MORRIS  
ROOM GREY

Sherwin-Williams



LOWER LEVEL

# Media Room

2848  
ROYCROFT  
PEWTER

Sherwin-Williams

# Finishing Touches



Lemorian blue granite countertop from **Colonial Marble & Granite**. Cider from **Crispin Cider Co**. Vodka from **Finlandia**.



With abundant storage space in the foyer closet from **Closets & Cabinetry by Closet City**, mittens and hats can be neatly kept alongside guests' coats.



The view from outside highlights the home's dramatic windows and 1200 square feet of outdoor space and modern design. Special thanks to project partners **U.S. Construction**, **WPL Interior Design** and **JKRP Architects**, as well as **Jay Green Photography**.

# Resource Guide

➔ Make sure to check out all of our sponsors' products and services for your next big project.

## ACCREDITED HOME ELEVATOR

609.660.8000

[accelevator.com](http://accelevator.com)

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215.925.3089

[bellfloorcovering.com](http://bellfloorcovering.com)

## BRADFORD PRODUCTS

1.800.438.1669

[bradfordproducts.com](http://bradfordproducts.com)

## CLOSET CITY

215.855.4400

[closetcity.com](http://closetcity.com)

## COLONIAL MARBLE AND GRANITE

610.994.2222

[colonialmarble.net](http://colonialmarble.net)

## COMCAST XFINITY

1.800.934.6489

[xfinity.com](http://xfinity.com)

## CRISPIN

[crispincider.com](http://crispincider.com)

## COLLINGWOOD WHISKY

[collingwoodwhisky.com](http://collingwoodwhisky.com)

## DI BRUNO BROTHERS

215.665.1659

[dibruno.com/catering](http://dibruno.com/catering)

## DREIFUSS FIREPLACES

215.924.3500

[dreifussfireplaces.com](http://dreifussfireplaces.com)

## EXECUTIVE MAIDS

215.690.4000

[executivemaids.com](http://executivemaids.com)

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610.337.8856

[fergusonshowrooms.com](http://fergusonshowrooms.com)

## FINLANDIA VODKA

[finlandia.com](http://finlandia.com)

## HILL COMPANY

215.247.7600

[hill-company.com](http://hill-company.com)

## IKEA

888.888.4532

[IKEA-USA.com](http://IKEA-USA.com)

## JACK DANIEL'S SINGLE BARREL SELECT

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BENEFICIARY



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