

THE

METROPOLITAN BUILDER

INSIDE SHOWCASE



Lankford's Ambition
Results in Casa Capri



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By Kathy Bowen Stolz

Nick Lankford, owner of Lankford Custom Homes, Ltd., admits he's ambitious. Certainly, his ambition is obvious in his latest project, the most expensive speculative home ever built on Galveston Island. Listed at \$4.25 million, Casa Capri is taking Galveston homebuilding to the next level, he said. "When you have the best sunset view, you have to build big!"

Casa Capri's 23,173-foot lot is located at 426 81st St., Galveston, or "where luxury meets the waterfront," according to its promotional information.

Nick claims the house, facing west to the waterfront, has the best sunset view on the island. Residents will be able to sit in the living room or bedroom to watch the sun go down, whereas others on the island have to leave their homes to see the sunset because most properties face north, south or on canals, he explained.

He thinks the home's proximity to the causeway, The

Strand and Pleasure Pier also enhances its desirability.

"We did not cut any corners. Any place I could make an upgrade, I did," Lankford emphasized. Those upgrades include 1,400 square feet of covered porches that provide panoramic views of Galveston Bay with decking and handrails that cost more per foot than the interior space. Lankford also insisted on premium luxury white siding that wraps around the corners of the house because he wanted a custom look. Another upgrade is the concrete pier foundation that exceeds FEMA building requirements by 8 feet.

The house's multi-level exterior features a grand entrance with lighted brick stairs that lead to a massive 10-foot front door which opens onto a 26-foot-high living room and two sliding glass doors that are the largest windstorm-rated doors available. Other ceiling heights are 12 feet on the lower level and 10 feet on the higher level. The



4,310-square-foot interior includes seven bedrooms and five full bathrooms.

“I like to build high-end luxury houses that have a ‘Wow’ factor. Everything about this house will make you say ‘Wow!’” Nick stated.

Although Nick and his wife Allison, a real estate agent, designed the exterior of the house, they left the interior design completely in the hands of Cathy Osoria of Cathy O Designs, whose design uses white walls and cabinetry along with light wood floors to create an airiness throughout. Her open concept design lends itself to entertaining.

In fact, Lankford envisions that a prospective buyer might use the property for a large family, a short-term rental or for corporate groups, claiming the house is perfect for entertaining. The soon-to-be-finished house next door, a mirror of Casa Capri, would allow one home to be a rental and the other to be a residence if the purchaser wanted to combine business with pleasure. The two properties include a dock that could accommodate a 150-foot yacht and even a large concrete pad that could allow a helicopter to land or be an ideal site for a luxury pavilion for special events.

“There’s no better time to invest on the island. It’s booming like I’ve never seen it because of tourism and short-term rentals. The tourism industry now drives Galveston’s economy. Cruise ships are bringing in new people every day. It’s just so wonderful that people never want to





leave the island. Property values are sky rocketing. That's changed the real estate market."

He's happy that he bought the waterfront lots where these two houses sit before the land became unaffordable. He held onto the land for several years. "These two lots are really unique." This project was five or six years in the making, he added, with construction taking a year and a half.

While Nick hasn't decided on his next project after completing these two homes, "I always try to get bigger with every job I do. I want to keep building on the island and on the waterfront."

He attended Texas State University, where he earned a bachelor's degree in technology with a major in industrial technology and construction technology. After gaining experience with production and custom builders, he started his own business in 2006. "I'm very much a goal setter. I preach to my kids about setting goals. I have always set big goals and achieved them."







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