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Next Development
Takes Renovation to the Next Level



Nexxt Development Takes Renovation to the Next Level

By Kathy Bowen Stolz

Mark Permenter especially enjoys taking something old and turning it into something new. And his company, Nexxt Development, undertakes renovations so that the old is unrecognizable.

Nexxt Development's approach is to do a complete renovation, even changing rooflines and raising ceilings, to make an outdated property a brand-new house, in essence. "I've learned it's easier to do the renovation as all-new instead of piece-mealing it together.

"I'm taking renovation to the next level. I try to make the homes look how they should have been built, not renovated," Mark continued. "I want the homes to feel like a brand-new build, but it takes more time and effort to build the way I do than to build from scratch."

He focuses on buying 1950s-era properties in communities such as Spring Branch, Timber Grove and Meyerland with good schools that appeal to families. "I'm particular about what properties I buy. I like a very modern and updated look. All the designs, all the finishes are ours. If I can't make it look modern, I won't buy the property."

He added, "I usually design for families. These homes have very similar 1950s floor plans. I open it up, creating large great rooms with higher ceilings. The old formal living room becomes the dining room, and the old formal dining room becomes the office.

Laundry rooms are typically small because they have to stay in their original place to keep plumbing costs down in Nexxt Development's selling range of \$400,000 to



\$600,000. Most of his clients are first-time homebuyers who are very budget conscious, he noted.

When buying properties “I try to stay away from homes with small bedrooms and small baths. [In the homes that I buy] the primary bedrooms need to be at least 14 feet so they can hold a king-size bed and a nightstand, for example,” Mark stated. “If there are four bedrooms, I may turn one of them into a master closet.”

Kitchens and master baths are selling points, so Permenter focuses on those areas. “I like a ‘clean’ look. My cabinetmaker uses really thin rails on the cabinets to make them look more modern or ‘cleaner.’ I don’t like to interrupt the look of the backsplash with outlets. I put electrical plugs inside the cabinetry and use under-cabinet lighting to maintain that ‘clean’ look.

“I create kitchens where everything has a place where it can be tucked away, out of sight. Where does the microwave go? Out of sight. I ‘hide’ microwaves and other appliances – in an appliance garage if nowhere else.” he explained.

Permenter includes hand-held showers, even in secondary bathrooms, so that the homeowners can use them to clean the tub, if nothing else. And he tries to use real marble in the showers when appropriate.

Nexxt Development completes three or four projects each

year with each taking four or five months to finish; the company has completed and sold about 30 since it began eight years ago. He noted that landscaping is a key to curb appeal, so he upgrades that for his properties. He said the homes sell quickly.

In addition to the construction aspects of his company, Mark earned his real estate license so that he would be more in control of the selling process. He finds that being the builder and the realtor is an advantage because he can answer any questions from other realtors or potential homebuyers during or after a sale.

Permenter’s choice of names for his company – Nexxt Development – reflects his focus on the future. Following a lifelong passion for design, building and renovation, Permenter transitioned into construction and development after a 20-year career in cell phone distribution.

When he started Nexxt Development in 2016, Mark wanted to create a legacy for his two sons, Jason and Evan, who are both involved in the business. Jason, who earned a degree in architecture from Texas A&M and works for a commercial builder, lends his design expertise to Nexxt on most projects, while Evan works daily with his dad as he attends college. Evan functions as a project manager in many ways. “I guide him, direct him. He knows what I would do” on the job site. After Evan finishes his college



degree, Mark hopes his younger son will gain “real world” experience working for a production or commercial builder before rejoining Nexxt.

So, what’s next for Nexxt Development? Mark said he is gravitating to new construction instead of focusing on renovations only – in fact, he has three new builds in line for 2025 – and to develop properties, starting with three town homes on a lot.

But most of all, Mark hopes the next and future generations of Permenters will be working with him in the business. Truly a legacy.





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