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Philbuilt Development & Construction

“It’s not just a house, it’s a Philbuilt home”

“It’s not just a project, it’s a Philbuilt project”

“From the Ground Up”

These words, this phrase best explains the personal philosophy of Philip St. Louis and upon which his company, Philbuilt Construction has been built.

“Everything in life, and everything in business starts with a solid foundation,” says Philip St. Louis, “succeeding in one’s profession means working long and hard, developing a sense of one’s craft, and pursuing it with passion and perfection.”

Philip St. Louis epitomizes the words he speaks and the philosophy he shares. These values and principals are reflected in his various designs whether it’s creating a single family home of uncompromising distinction, or multi-unit residential projects.

Philip St. Louis designs homes for exquisite living, living well and living comfortably. The same excellence of execution and rigor of thought goes into every Philbuilt multi-unit residential project.

Why Philbuilt?

- Design Specialist
- Construction Professional
- Deepwater Expert
- Oceanfront Home and Condominium Design-and-build Master

Not just a contractor, not just a builder, Philip St. Louis the founding principal of Philbuilt construction is lauded by his clients as a design expert.

In Florida it isn't necessary to have architectural plans to build a building. And so, in the pursuit of his profession and while a contractor, Philip St. Louis pursued his passion for "design" ultimately discovering that his talent in this highly specialized field provides extraordinary value to the homes he creates and the people for whom he creates them.

Philip St. Louis provides a unique depth of knowledge and expertise to each project – single family homes or multi-unit high-rise developments. A Philbuilt home or multi-unit project means you'll have a professional team of experts who possess special talents to create and design a home, or project for luxury living so that each home or project realizes its full potential.

About Us

One of the most attractive features of a Philbuilt project and for which St. Louis has created a reputation among his clients, is his unique ability to provide human scale and comfort to a home that may be 4,000 square feet, 10,000 square feet, or larger. The same principal applies to all Philbuilt projects – single family residences or multi-unit high rise condominium residences. Efficient and intelligent use of space, ceiling heights, arches, walls, lighting are all elements employed to provide warmth and comfort to a Philbuilt project.

Whether it is a Philbuilt “spec home,” a Philbuilt “custom designed residence” or “multi-unit” project, there isn’t just the meticulous attention to details like crown moldings or exotic trims, treatments and finishes, but creative concepts such as how places and spaces work together to create a seamless environment -- form, function, utility all play a role in helping to achieve maximum livability and pleasure you derive in your Philbuilt home, or the lifestyle you can lead at a Philbuilt multi-unit residential project.

A Philbuilt house is not just a mix of rooms that are joined by walls, but each room plays a careful transition for use and flow, every living space is carefully planned to ensure the greatest aesthetic pleasure and use are derived. All the rooms in a Philbuilt home work together in concert not just for living, but for living well and entertaining exquisitely.

Who is Philip St. Louis?

“It’s not just good enough to work hard, be disciplined and know one’s craft, but to achieve true success one must, like the buildings we build, have a solid foundation. The foundation of Philbuilt is one built upon good character, integrity and developing trust with our clients and a burning desire to achieve excellence in performance and customer satisfaction.”

Philip St. Louis

Philip St. Louis is a man who has constructed his own life, his own career and his own success by building it “from the ground up.” Born and raised in Haverhill, Massachusetts, Philip St. Louis comes from a family of builders.

St. Louis picked up his first hammer and strapped on his first work-belt when he was just 9 years old. “My father would go to a job site and I’d go along with him,” says St. Louis. As he progressed in the trade, St. Louis went from being the “clean up crew” on a construction site to eventually running a crew and then ultimately founding and running his own construction company.

During his twenty-five years in the building industry, St. Louis has been involved in every single aspect of the construction and home building business, literally “from the ground up.”

Today, Mr. St. Louis provides knowledge and expertise that far outweighs any professional designation. Mr. St. Louis understands the realities and practical aspects not just of construction, but of how a person lives in a home and how and how families use a home. A home is not just a place to live, but is a reflection of individual personality and lifestyle.

Featured Projects

An expert in Intra-coastal, waterfront and oceanfront construction, Philbuilt projects run the gamut, from 7,000 square foot spec homes on deepwater canals, to high-rise mixed-use condominium residences on the ocean.

All Philbuilt projects use the best materials, from poured concrete floors to the most sophisticated post-tension steel-and-concrete structure techniques. Not just magnificent buildings, but more importantly, well made buildings; buildings constructed to not only stand the test of taste and style, but also time and the demanding conditions of Florida's weather and climate.

Lighthouse Point, Florida Spec Home

2930 NE 48th St. Lighthouse Pt., Fl

7,400 Sq. Ft. on Deepwater Canal - 6 bedrooms/7 baths, 3 Car Garage

A 2 story, 7,400 square-foot Mediterranean-style luxury residence with 110' of dockage on a deepwater canal with ocean access just one block away. An all concrete structure using the best floor systems – Hambro, this poured concrete floor structure has an elevator shaft and exquisite finishes. Six bedrooms – 2.5 on first floor, 4.5 on second floor. Three car garage.

Price: \$2.5 million.

(Note: two aerial photos provided – renderings to follow)

Ft. Lauderdale , Florida, Oceanfront Beach Home

This 6000 sq. ft. residence was acquired by Philbuilt as part of a “bank foreclosed joint venture.” The direction from the bank allowed St. Louis to employ his design skills in upgrading and improving the home which at the time of recapture was valued at \$2.4 million. Upon redesign and structural improvements provided by St. Louis, this 10,000 square foot, two story beachfront home is valued at \$5 million.

(Note: floor plans and front elevation to follow)

Featured Projects (cntd)

Bermuda Park, Ft. Lauderdale, Florida

This 20,000 square foot 3 story building is presently under construction. The 7 units will vary in size but each residence will include luxury finishes and treatments with an average unit cost of \$425,000. Completion estimated late 2006/early 2007.

(Note: 2 aerial photos provided / renderings/drawings to follow)

Deerfield Beach, Florida 5-Story Town homes with Ocean Views

Located in one of the hottest markets in South Florida, this project consists of 4 5-story town homes with ocean views. These residences will average approximately 2,500 square feet each at a cost of \$925,000. Estimated construction commencement 2006 with completion in 2007.

(has elevation and basic floor plan – to follow)

Lighthouse Point, Florida Spec Home on Deepwater Canal 2740 NE 48th Street, Lighthouse Pt., FL

This 6,600 sq ft. 2 story town home is located on a deepwater canal in Lighthouse Point. Preconstruction Price: \$2.5 million

Two aerial photos provided—renderings to follow

Vendor/Subcontractor Registration:

If you are a contracting vendor, you have the ability to register your company's product or service as a potential provider to Philbuilt Construction.

As a contractor and builder of virtually every single type of construction project, Philbuilt continually strives to identify vendors who provide quality products and exceptional service.

If your company is capable of providing quality products and exceptional service at competitive prices, but more importantly, according to strict time-lines and budgetary constraints, we encourage your submission.

Please fill out the form below:

Name of Company:

Principal of Company:

Product or Service Provided:

Years in Business:

Location: (full address)

Description/Name of 5 Recent Projects:

Project Name:

Date:

Value of work provided:

(replicate this item above 5 times)

References will be required upon conclusion of successful first meeting/
interview.

Agency: The Bamboo Agency
Project: Website Copy

Client: Philbuilt Construction 8
Writer: Jeff Mustard

**Vendor/Subcontractor Login and the three drop down menus
provided in the Site Outline:**

(NOTE; THIS IS A FORM, THE SPECIFICS OF WHICH ARE TO BE
PROVIDED BOTH BY PHIL ST. LOUIS AND IDEASDESIGN, INC.

Investors

Real estate, as many of you know, is the single best investment a person can make, whether it is for their home, or as an income-producing opportunity.

If you would like to explore the opportunity of investing in one, or more Philbuilt projects, we'd be glad to discuss with you how can be involved in real estate development opportunities in South Florida, one of the hottest markets in the United States.

Alternatively, perhaps you own some real estate, vacant land, a home or commercial building that is no longer operating at its highest and best use, we'd be glad to explore a joint-venture opportunity with you and how in fact we can work with you to put your existing real estate portfolio to its highest and best use.

Please contact me to discuss real estate investment opportunities in your upcoming projects:

Name:

Address:

Phone: Work phone: Cell Phone: Evening:

Email:

Company Name:

Address:

(Note: Make the info below a "form")

I am interested in discussing how to invest in Philbuilt projects: Yes No

I own real estate and would like to discuss how we can structure an arrangement to further enhance this property and its value. Yes No

Agency: The Bamboo Agency
Project: Website Copy

Client: Philbuilt Construction 10
Writer: Jeff Mustard

Employment:

NOTE: THIS IS A FORM PAGE THE DETAILS OF WHICH TO BE PROVIDED BY PHIL ST. LOUIS. IT WILL CONTAIN “SPECIFIC” EMPLOYMENT REQUIREMENTS SOUGHT BY PHIL.

Contact:

To inquire about a specific real estate project in development, or an investment opportunity, kindly call xxx-xxx-xxxx or send an email to: phil@philbuiltconstruction.com