

NEW WATERFRONT HOME IN NEWPORT BEACH

Custom sheen required for crisp, modern interior finishes



Project location

Newport Beach, CA

Completion date

February 2024

Painting contractor

Gil Garcia, Owner

Gil Garcia Family Painting

Project overview

Bayshores is one of the premier waterfront communities in Newport Beach, featuring two private beaches with stunning water views. The homes are eye-catching, too. This new 3,000+ square-foot Newport Beach residence blended a modern interior with classic decor touches. That was partially accomplished by painting shiplap MDF panels on walls and ceilings in Dunn-Edwards Warm White (DEW380) throughout the majority of the home. Oak cabinets, baseboards and trim were painted in the same color; the lone exception was a bathroom vanity, which was painted Caribbean Cruise (DE5760).

Painting contractor Gil Garcia, a known name in Newport Beach painting circles, opted for two coats each of Dunn-Edwards DECOPRIME® (primer) and DECOGLO® (paint) Interior Cabinet, Door & Trim coatings, which delivered a lacquer-like finish that impressed the homeowner.

Project challenges

- + A seasoned pro, Garcia's team handled the on-again, off-again nature of the new-home building process by maintaining good communication with other contractors to minimize trade work interference. He also kept in touch with his Dunn-Edwards Rep to ensure he always had adequate supplies on hand.
- + The homeowner requested a sheen in between eggshell and semi-gloss. With one not available, Garcia successfully solved the problem by mixing a one-to-one ratio of the two sheens.





Contractor qualifications

Garcia has painted locally since the 1980s, and started Gil Garcia Family Painting about 20 years ago. He specializes in luxury properties and has built a rapport with this homeowner through previous work. “My customers recommend me to other people and that’s how I can get more work. We have a good reputation in the community,” Garcia said.

Initially, the pro recommended Dunn-Edwards SUPREMA® Ultra-Premium Interior Paint for the MDF panels, cabinets and trim—a go-to for many of his cabinet projects. However, after consulting with his Rep, he opted for DECOGLO for its superior scuff and block resistance, and ultra-hard finish.

Why Dunn-Edwards?

- + Garcia has always been impressed by Dunn-Edwards value; offering excellent coatings for the money. But with this project, he used a new product in DECOGLO. He now suggests it on other luxury properties.
- + A custom sheen request from the homeowner pushed the comfort zone of both the contractor and his Rep. However, thanks to the product’s superior quality and Garcia’s many years of experience with Dunn-Edwards products, the results exceeded expectations.

“When we find something good, we continue to use it. If my customers want to pay more for good materials, I will recommend DECOGLO. I like how it dries fast and hard ... it flows really nicely and gives me that lacquer finish.” —Gil Garcia

Interior Surfaces



DECOPRIME®
Interior Cabinet,
Door & Trim Primer

MDF panels, cabinets,
baseboards, ceilings
and trim



DECOGLO®
Interior Cabinet,
Door & Trim Paint

MDF panels, cabinets,
baseboards, ceilings
and trim

Sheen: Custom mix of
eggshell & semi-gloss
(one-to-one ratio)



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