

Orlando, Florida

Builder: Alex Hannigan Homes, Inc.

Architect: WCI Communities, Inc. – Architectural & Land Planning

Interior Designer: SAXON-CLARK

Location: Lake Burden South, Orlando, FL.

Area under roof - 9,506 S.F. /Area of A/C space - 7,104 S.F.

The demands of today's active retirees have shaped this spacious home with a view of Lake Burden, Florida. This home offers an open and airy plan that takes advantage of its wide property by maximizing water views from indoor and open-air living spaces. The long plan provides abundant natural light and cross-ventilation, with windows on opposing walls of most daily living spaces.

The selected building lot offers the most lake frontage for spectacular views from the house, and it offers the most street frontage for presentation as a show home during the convention. With that in mind, the Mediterranean Revival elevation is developed with an eye-catching tower, and the garage doors are hidden from view. Also keeping in mind that groups will tour the home during the convention, the traffic flow is simple and generous, allowing for a loop path of travel.

Entrance to the house is through a two-story round Stair Tower, which provides a place to greet guests before entering the entertainment rooms. Immediately upon stepping into the central Hall, one is afforded views to Lake Burden, the dramatic two-story Living Room with fireplace, and the Formal Dining Room. All of these rooms open directly to outdoor living spaces centered on the Swimming Pool.

The Gallery paralleling the Pool leads to the Great Room with a generous Kitchen, including a casual dining island and a sunny Nook. Within the Nook is a built-in Home Center for bill paying and internet surfing nearby the heart of the home. A more secluded Office/Hobby Room is provided off a passage at the end of the Great Room.

At the other end of the house is the Master Suite, with a Breakfast Kitchen, and generous airy Bath. The Closet is large enough to serve as a Dressing Salon, with a built-in Vanity and convenience washer/dryer. Garages face a paved play court rather than fronting onto the street. A three/one split offers the option of using one of the garages as a workshop, as storage, or as a garage for a treasured car which requires protection from daily traffic. Ground floor outdoor spaces include a trellised Pergola with an outdoor fireplace off of the Living Room and Master Bedroom, a Colonnade along the Pool's edge, and a Family Loggia with outdoor Summer Kitchen and Bar.

The second floor is reached by the main Stair Tower, a back stair and elevator, and by an open-air stair connecting the outdoor living areas. The second floor contains two Bedrooms that open onto the long Promenade overlooking the lake, and a Guest Suite with its own private terrace. Also on this level is the Game Room/Club Room/Optional Home Theater, which opens onto The Upper Loggia with a second Summer Kitchen for casual entertaining. A large Laundry/Hobby Room provides a pleasant place for projects and convenient washing. A Loft Library overlooks the Living Room, and also opens to the Stair Tower and open-air Promenade.

Green features embodied in this plan include abundant natural light and ventilation, thickened insulated exterior walls to mediate temperature differentials, and welcoming outdoor living spaces to foster a close relationship with the natural world. Other features that foster sustainable construction are listed below.

- Universally accessible design to minimize future renovations
- Sustainable interior doors and trim
- High efficiency doors and windows
- High SEER air conditioning system
- Central dehumidification
- HEPA filtration for clean indoor air
- Structured/Integrated wiring
- Emergency Generator
- Tankless "instant" hot water heater
- Integrated pest management
- Water efficient landscape species and design
- Rainwater harvesting from roof gutter system
- Garden mulch made from recycled construction materials
- Building America Program /Energy Star Certification
- Green Home Designation Standard
- Accessible Living / Universal Design

The keynote throughout the plan is clarity and simplicity, to facilitate an active, healthy, environmentally responsible, engaged life. The design provides wheelchair accessibility to allow for "aging in place," to maximize the time spent enjoying this comfort-filled home.