

## LifeStyle Homes model meets SunSmart standards

BY ANNE STRAUB  
FOR FLORIDA TODAY

**L**ifeStyle Homes recently opened a model, the Monterey at Veranda Place in Melbourne that lets home shoppers tour two floor plans in one.

The Monterey features four bedrooms, three and one-half baths, a formal living room, separate family room and a bonus room with a balcony over a three-car garage, for a total of more than 3,000 square feet of living space.

It's the first time this plan has been built and offers buyers the option of a fifth bedroom, media room or game room with a half bath upstairs. "We are very excited about responding to many of our customers' requests with the Monterey model," said Jake Luhn, LifeStyle sales and marketing manager.

The model is for sale with leaseback for \$450,000.

The company chose to build the model at Veranda Place because of the development's location: close to amenities, and yet secluded among preserve areas. LifeStyle expects the home, decorated by Orlando-based interior designer Kay Green, to garner design awards.

It's also attracting customers who are interested in energy efficient building. The home furthers LifeStyle's SunSmart energy conservation program, created in partnership with the Florida Solar Energy Center. Technology and design featured in the home will deliver at least 40 percent savings in annual energy costs over a comparably sized new home that isn't built to SunSmart standards, Luhn said. Savings over a home on the resale market is even greater, estimated at 70 percent.

That's important to buyers. "Whether they go large or small, they want a home that's energy efficient and that's adaptable to

**Community:** *Veranda Place*

**Featured builder:** *LifeStyle Homes*

**Location:** *On the north side of Eau Gallie Boulevard, between Interstate 95 and Wickham Road in Melbourne.*

**Homes:** *114 total*

**Home size:** *LifeStyle floor plans range from 2,000 to 3,200 square feet under air conditioning.*

**Site size:** *About one-third to one-half acre*

**Price range:** *\$259,000 to the low \$400,000s*

**Association fees:** *\$450 annually*

**Features:** *Solid surface countertops, upgraded Mohawk ceramic tile, solid wood custom cabinetry, energy-efficient SunSmart package including 80-gallon solar water heater, solar powered attic fans, radiant barrier, Energy Star appliances and 14-SEER air conditioning and heating system.*

**Amenities:** *Gated community, sidewalks, paver driveways, treed home sites, preserve areas.*

**For more information:**  
*Call 321-610-8939 or visit online at [www.buildingalifestyle.com](http://www.buildingalifestyle.com)*

*PHOTOS BY CASEY DECOTIS, FOR FLORIDA TODAY*



future technology," Luhn said.

LifeStyle Homes, a full Building America Partner of the Department of Energy, is the first home builder in Brevard County and the 41st nationwide to achieve that distinction.