

REAL ESTATE

Saturday Nov. 28, 2009

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LifeStyle puts energy on display

New home's garage shows potential buyers perks of SunSmart features

BY ANNE STRAUB

PALM BAY — On a tour of Life-Style Homes' new Palm Bay model, customers will want to make sure they check out the ga-

The draw has nothing to do with vehicle-related features. Instead, the sales center in the model garage contains hands-on displays of the energy-efficient features in LifeStyle's SunSmart Energy Ini-

"It's like a science lab in here," said Paul Stradtner, sales counselor for the builder.

Flip a switch, and light bulbs facing clear glass and doublepaned low-e coated glass demonstrate how much excess heat passes through the clear glass.

A behind-the-drywall view of a wall shows how double furring strips allow outlet boxes to be installed without penetrating the concrete block, and create a layer of dead air to act as additional insulation.

A scaled down panel of voltaic cells represents power for the pump that circulates water through a thermal collector. There's also a clear panel that allows visitors to view the certifiedtight air ducts, as well as the solarpowered attic fan.

"People are very interested in it once you explain how these work, and how much money they can save," Stradtner said.

LifeStyle calculates the Sun-Smart package saves a buyer 60 percent over the cost of a typical existing home, and 40 percent over a typical new home.

The displays at the model were created with the help of scientists from the Florida Solar Energy Center, who also helped LifeStyle

Home info

LifeStyle's new model in Palm Bay includes information on its SunSmart svstem. The model is located on Emerson Road, just south of the intersection with Malabar Road.

Among the features in the builder's energy-efficient line of homes are:

- Solar-powered, 80-gallon hot water supply
- High-performance 14-SEER air conditioning
- Pressure-tested air ducts
- Air handler mounted in conditioned space
- Double-pane low-e PGT windows
- R-38 ceiling insulation
- Double-furred exterior wall insulation
- Solar-powered attic venti-
- Radiant heat barrier under the roof

develop the SunSmart program. Solar Center representatives certify the SunSmart homes, awarding them a point value on a system

used by the U.S. Department of

DOE homes in the Builders Challenge program must earn a 70. Most new homes rate 100. Sun-Smart Homes come in at a 60 on the scale.

LifeStyle Homes, a full Building America Partner of the DOE, is the first home builder in Brevard County and the 41st nationwide to



Christina Stuart, FLORIDA TODAY

Efficient. LifeStyle Homes' Capri model is a four-bedroom, three-bathroom home that offers many energy-efficient features including double-paned windows and a solar-powered attic fan.

More online

Click through a photo gallery from the LifeStyle Homes Capri model at

FLORIDATODAY.com

achieve that distinction.

"We're tremendously excited about all of this," said Jake Luhn, LifeStyle sales and marketing manager.

The company has sold 15 Sun-Smart homes and took two more deposits in one week earlier this month. "We knew SunSmart was the right thing to do, but even we did not understand how popular it would be," Luhn said.

The four-bedroom, three-bathroom Capri model is open for tours on Emerson Road, just south of the intersection with Malabar Road. The home covers 2,054 square feet of living space. The builder is offering it in communities or on scattered lots in Brevard and Indian River counties.

The Capri is a new adaptation of the builder's popular Floridian model, based on customer and homeowner feedback

The home includes high ceilings - 11 feet, four inches in the living areas and 10 feet in the bedrooms. The kitchen is open to a family room, and though there's a separate dining and living room area, they're not closed off.

We want your input

Developers, builders or real estate agents with information on new communities to feature or update can make suggestions to News News Editor Eric Garwood via email at egarwood@floridatoday.com or 242-3759.

The trussed porch also is a popular feature, Stradtner said, and it comes standard.

The fourth bedroom, located near the front of the house, could serve as an office or guest suite with a private bath.



Arbor Woods - Titusville - 321-267-558 Large Lots - From \$703 mo.*

Parkside West - Palm Bay - **321-768-7676** Gated Community and Pool/Cabana – From \$538 mo.*

Crystal Lakes - W. Melbourne - **321-727-3335** Gated Community and Community Rec Area - From \$522 mo.*

Plantation Oaks - Titusville - 321-383-9344 Gated Community Pool/Cabana - From \$518 mo.*

Adamson Creek - Cocoa - 321-631-6310 Community Amenity Pkg. - From \$580 mo.*

Hammock Trace - Melbourne - **321-956-2323** Community Pool /Cabana - From \$621 mo.*

> Palm Bay - 321-724-6198 from \$455 mo.*



FHA loan requires a minimum contribution from the buyer of 3.5% of the sales price. Minimum middle credit score of 620 required for the disclosed program. These special terms are subject to buyer's qualification for FHA loan approval. Rates and terms are subject to change without notice. Buyer must obtain their mortgage through MFC Mortgage, execute a purchase agreement by 11/30/2009, and must close the loan by 12/30/2009. Promotion applies only to new purchase contracts on or after 11/30/2009. Payments based on 96.5% maximum financing 2/1 buydown rate of 3% for the first year. Payment will increase in Yr. 2 & 3. Payments are principal and interest only. Plantation Oaks is based on a sales price of \$124,900 APR 5.3717%. Palm Bay is based on a sales price of \$109,900 APR 5.386%. Parkside West is based on a sales price of \$129,900 APR 5.3674%. Adamson Creek is based on a sale price of \$13,900 APR 5.3554%. Crystal Lakes is based on a sales price of \$125,900 APR 5.3654%. Hammock Trace is based on a sales price of \$149,900 APR 5.3582% "Arbor Woods is based on sales price of \$169, 900 APR 5.3465%" Plans, availability of homes, and prices are subject to change without prior notice of approval