

Winter Park homeSM

WINTER 2016/17

LUXURY
LIVING
FOR ONE

RESIDENTIAL CUSTOMER
*****EDDM / ECRWSS*****

HOME SALES REPORT:
WHAT SOLD & WHAT THEY SOLD FOR

Prst. Std
U.S. Postage
Paid
Permit # 1979
Orlando, FL

AN IDEAL HOME FOR ONE



WINTER PARK HOME

Architects, home designers, and custom builders all tend to agree that one of the most challenging elements of their job is melding the individual wants, needs, and other preferences of the buyers into a home that works for all concerned, yet fits within the constraints of the budget. In most instances, that coming together process involves a lot of give and take among the buyers, and some imaginative solutions and skilled negotiation by the design/build team. The result usually reflects those compromises.

In this instance, architect Mark Nasrallah and builder Mike Brannon had only one voice to focus on. The buyer is a single male, who had a pretty clear vision of what he wanted in his new home. In an earlier stage of life, rock and roll was his vocation. Today, he is the CEO of his own corporate business that could only be described as staid in comparison

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Architect
NASRALLAH
ARCHITECTURAL GROUP

Builder
BRANNON CONSTRUCTION
COMPANY

Cabinetry
BUSBY CABINETS

GENERAL SPECIFICATIONS

One-Story
Single Family Residence
+ Separate Game Room,
Studio, and 3-Car Garage

970 SqFt Stand-Alone
Game Room Structure

5,950 SqFt Total Size

4,300 SqFt Interior
Living Space

Open Plan Living Areas

Master Bedroom Suite plus
2 Additional Bedrooms

3 Bathrooms

Lot: Slightly over a
Half-Acre

Extensive Pool/Patio Area

Summer Kitchen

Boat Dock

Photography
PETER BURG



The kitchen features an array of Sub Zero, Wolf, and other high-end brand appliances that any serious chef would want. Lots of cabinet space and a hidden pantry assure that this kitchen can handle any situation.

A sliding glass door and wall of windows connect the master bedroom with an exceptional lake view.

An interesting mix of beryl wood cabinetry topped with white marble counters accent the clean, modern lines of the glass enclosed shower and angular bathtub to create an ideal blend of style and function.

The open plan layout of the interior public space creates a relaxed and welcoming atmosphere that visually connects the living and dining areas with the kitchen and the transitional lanai portion of the house.





This game room and bar is a truly enviable man cave.

It's housed in a separate building adjacent to the pool and outdoor patio area, where it provides a great hub for casual entertaining.



One particularly attention grabbing element in this great adult playpen is the stained concrete floor. It doesn't just provide a damage resistant surface. It adds a dramatic look that's hard to ignore.



The intense Florida sun is effectively filtered back to comfortable levels with the addition of this lightweight awning and outdoor curtains.

to the music industry. This luxury home is designed to be a retreat from the demands of business, provide an ideal setting for entertainment activities from quiet dinners to parties both large and small, and accommodate his life-long love of music.

The Nasrallah/Brannon team accomplished those goals with a sprawling single-story residence featuring an open interior layout that can be easily configured to fit the needs of any given occasion. Vaulted ceilings and classic contemporary architecture give the home a clean uncluttered look that can be adapted to any lifestyle choices.

A lanai-style transitional area facilitates an uninterrupted flow between the interior and exterior, where a large pool and patio entertainment space awaits. The transition area encompasses an outdoor kitchen and comfortable seating areas that are ideal for conversations or just relaxing while enjoying the lake views. Extensive sliding glass doors mark the actual line between inside and out, while automated screen walls provide a disappearing barrier between the transitional space and the outside.

A separate structure adjacent to the pool and patio houses an elaborate combination game room and cocktail bar, where a pool table and big screen TV make it the perfect environment for watching sporting events or enjoying a relaxed get together among friends.



The outdoor kitchen and dining area provide a nice accent point at one end of the lanai.

A comprehensive music studio is still in the planning stages for this ideal living environment that the Greater Orlando Builders Association 2016 Parade of Homes named as the First Place Winner in the Custom Homes \$1.3 to \$1.6 million category. ▲