

# Style

March 2019  
LAKE & SUMTER



## HOMES ON PARADE

It's the annual Parade of Homes with a special peek at last year's winner.

## DORA PARC, TAKE TWO

A new Florida developer brings abandoned development back to life.

## NO PLACE FOR BULLYING

An anti-bullying campaign at LHS reaps big benefits.



# That's what I call home

Four prominent builders discuss trends, styles, and building a homebuyer's dream.





## 38 *Home Guide*

Custom-home builders and community developers are well aware of the current population growth in Lake and Sumter counties. Learn from the builders about current trends in home design and technology.

STORY: JAMES COMBS, LEIGH NEELY, CHRIS GERBASI, AND THERESA CAMPBELL

## 48 *The Parade of Homes*

Last year, Medallion Home's Lakes of Mount Dora won "Best in Show" in the 2018 Parade of Homes by the Home Builders Association of Lake-Sumter. Get the scoop on the great 55+ community and find out what's happening this year.

STORY: LEIGH NEELY

## 52 *Dora Parc gets new developer*

Lennar Homes has big plans for new home construction on Lake Dora in Mount Dora.

STORY: CHRIS GERBASI

## 60 *A culture change*

Leesburg High School has successfully implemented an anti-bullying campaign that is sponsored by the Rotary Club. What a difference a year makes!

STORY: LEIGH NEELY



### **ON THE COVERS**

**LAKE & SUMTER STYLE**  
A KEVCO BUILDERS HOME AT THE LAKE SENECA RESERVE IN EUSTIS.

**VILLAGES EDITION**  
ROSS PLUMBING  
PHOTO ILLUSTRATION: JASON FUGATE



# TRENDS

*that hit*

# HOME





# FARMHOUSE DESIGNS, OPEN FLOOR PLANS, AND GREEN FEATURES ARE TODAY'S BUILDING BLOCKS.

STORY: JAMES COMBS, LEIGH NEELY, CHRIS GERBASI, AND THERESA CAMPBELL



A KEVCO BUILDERS  
HOME AT THE LAKE  
SENECA RESERVE  
IN EUSTIS.

Between retirees moving to Florida and more millennials entering the market, plenty of new homebuilding trends have emerged. Homeowners are requesting must-haves in their homes, placing added pressure on homebuilding companies to be more innovative and adaptable.

Joe Ziler, owner of Eustis-based Kevco Builders, is familiar with some of the homebuilding trends across the state.

"What I'm seeing now in Florida are all things I saw happening in Tennessee when I was working in home construction," he says. "People are bringing their influences from up North here to our state."

He shares a list of homebuilding trends that likely will become even more popular in the coming years:



**DOWN ON THE FARM** You may not see goats, sheep, and cattle, but homes with a farmhouse design are in high demand. In this fast-paced, high-tech world, farmhouses conjure up memories of simpler times and give homeowners a feeling of being connected to the country's history.

"People love contemporary farmhouse looks that have hardy siding, metal roof accents, front porches, vintage lighting, and rustic beams," Joe says. "They gravitate toward that to get away from the typical Florida stucco look, especially in this part of





Florida where farmhouses blend in beautifully with the scenery. What's old is new again."



**ARE YOU FUR REAL?** One of the more fun trends in homebuilding is the addition of pet-washing stations. That's right, homebuyers are expanding their laundry rooms to add extra space where a dog can step over a low curb and into a small shower. Pet owners use a hand-held shower head to bathe their furry friends.

"I built about six of them last year," Joe says. "People take great care of their pets these days."

**FIREPLACES ARE HOT** Yes, on those rare days when Florida experiences freezing temperatures, a simple touch of the thermostat provides eventual relief. That doesn't mean fireplaces are functional dinosaurs. Many homeowners are choosing them for décor rather than heat.

"Nearly 70 percent of homes I built last year had a fireplace, and some customers even wanted outdoor fireplaces," Joe says. "People like the ambiance and use them as the focal point of a room."

**ON A HIGH** It is very common to have ceilings as high as 11 feet in the main living areas. A room with a high ceiling has more volume than one with a standard ceiling height.

"Your public space is where you spend the majority of time in your home, so it's only natural you want to

make it feel larger," he says. "People also like putting ceiling beams in their home, and in order to get the beam features, you have to raise the ceiling. Meanwhile, bedrooms are becoming smaller because homebuyers want the majority of space given to the main living area."



**COUNTERING GRANITE** For high-end countertops, more and more people are choosing quartz, which is hardy, lasts a long time, and is easier to maintain than granite.

"Quartz has become the standard," Joe says. "People like that quartz produces a smooth, more consistent





# THE BARCELONA III



## Discover the Kevco Difference, March 30-31 & April 6-7

While Fox Business, Inc. Magazine and The Orlando Business Journal have recognized Kevco Builders for its extraordinary growth as a business, Kevco president Joe Ziler knows his company's success, awards and recognition are entirely driven by customer satisfaction and referrals.

Since 1980, Kevco Builders has been setting the standard for stability, flexibility, quality and value. As Central Florida's most award winning - and Lake County's #1 custom home builder (*based on 2018 new construction starts*) - Kevco Builders prides itself of its approach to the process, its customer relationships and communication.

Whether bringing your own architectural plans, customizing one of Kevco's from its extensive collection of standard and Energy Smart® floor plans, or starting from scratch with our exclusive in-house 2D/3D digital design specialist, Kevco can make your dream home a reality.

At the same time, Kevco also believes in maximizing the value of your investment. From upgraded baseboard and trim work to granite counters, the list of Kevco's "Standard

Upgrades" impresses the most savvy and cost-conscious homeowner.

From retirees to growing families, your lot or one of theirs, your Kevco home is designed to suite your needs, wants, lifestyle and budget.

"After we bought our lot, we started to meet with builders. We visited a Kevco home and our Realtor pointed out all the quality and "Standard Upgrades" throughout. When we met with Joe and his team, there was great communication, accountability and just an overall great vibe."

-The Katz Family, Kevco Homeowners

"We never take for granted how we got here," says Ziler. "The experience of building your custom home will linger for years. When someone asks one of our homeowners about their Kevco experience, their answer will define our next customer's expectations and perpetuate our reputation for honesty and quality - something we strive for every day, on every project."



Joe Ziler  
President



**KEVCOBUILDERS**  
*Innovation. Integrity. Excellence.*



CBC #1262458

**KevcoBuilders.com | Facebook.com/KevcoBuilders | 352.742.3398**





**Kevco Builders will once again be a featured custom homebuilder during the 2019 Lake & Sumter Parade of Homes**

**A**

Come see why the *Stirling* is our #1 selling floor plan. Beautiful views from the master, great room, nook and den, as well as a gourmet kitchen that flows into the main living area. A special bonus room can be used for a man-cave, she-space, or family game room.

**B**

Our *Barcelona III* is a 2800 sq. ft. reimagined interpretation of our 2018 award winner. Featuring an open floor plan, kitchen island with quartz countertops and extensive trim work with upgraded door casing and crown molding in all the main areas. Beautiful stone accents on the exterior enhance the architectural style of Kevco's signature spa-like master bath with stacked stone shower.



**For details, times and addresses, visit [KevcoPOH.com](http://KevcoPOH.com)**



**KEVCOBUILDERS**  
*Innovation. Integrity. Excellence.*

**THE STIRLING**



**A**