

Netting the perfect zero

Andrea Stetson Special to Fort Myers News-Press

Published 6:00 a.m. ET March 19, 2022



The Annette is designed to look like a modern farmhouse and has the unusual style of a metal roof over the porch and a shingle roof for the rest of the house. *Photo By Andrea Stetson*



A country style kitchen was what the interior designers were looking for as they created the new Annette model by Florida Lifestyle Homes. The house is the first Net Zero home at Babcock Ranch. *Photo From Florida Lifestyle Homes*



The Annette has solar panels on the roof, duct work that is under air, landscaping, design and more to make it a Net Zero home. Florida Lifestyle Homes hopes to build more net 0 houses in the future. *Photo From Florida Lifestyle Homes*

Annette is the perfect name for this new model at Babcock that is touted as the first Net Zero home in the area.

“We are the first Net Zero house, so I am proud of that,” said Bill Ennen, president of Florida Lifestyle Homes.

It wasn’t easy designing all the components to make the Annette work that way.

“One of the main components is all the air condition duct lines for every room is in an air conditioned space,” Ennen explained. “It is not in the attic, which is hot. It is the first with air conditioned ducts in air conditioned space in any of the homes I have done. We had to come up with ways to camouflage that either in tray ceilings or hidden in other places.”

Energy efficient lights and appliances, solar panels on the roof, renewable or reusable items, the way the water flows off the roof and even how the plants are landscaped factored into the Net Zero scheme.

Ennen says the buyer is going to love the electric bill.

“The electric bill is really going to be real close to zero with the solar power and everything else,” he explained. “People coming down and retiring like the idea of a little electric bill instead of paying \$100 or \$200 a month. It is a good thing down here especially with the air conditioning being the most expensive part of it. Being in Babcock, in that solar powered community, we feel that it was the perfect fit for Babcock.”

The architectural look of the house also fits Babcock, Ennen said. The home has a modern, country farmhouse theme with a wide porch topped by a metal roof and interior décor that fits that style.

“That style would not work in Quail West, but it does with the overall theme of Babcock,” Ennen said. “And you are out there in the country as well.”

Luanza Maitland and Sydney Warren, interior designers with Norris Interiors, agree.

“That is more of a modern farmhouse,” Maitland said. “That tends to be that demographic. They gravitate toward that.”

The metal roof over the front porch creates that farmhouse look, while the rest of the home has a shingle roof.

“We wanted was to mix up the two materials,” Ennen explained. “It gives it a distinct look. They used to do that a lot in the olden days. The tin roof over the porch accents the house itself and gives it a little more character. It has that old Florida look.”

The three car garage with its barn door handles and brackets continues the farmhouse theme.

Inside the three bedroom, three bathroom home, the master suite is spacious enough for a king sized bed. Sliding glass doors lead to the lanai. One of the guest rooms is also a suite, while the other bedroom shares a bathroom with the pool area and the rest of the home. Two of the bedrooms have a pop of color with a darker painted wall behind the bed. A kitchen with gray subway tile and white country style cabinets leads to the great room with its L-shaped sofa and flat screen television that is set in a nickel board wall. Peaked white ceilings highlighted by dark thick wooden beams continue the farmhouse theme above. The house spans 2,023 square feet under air and a total of 3,532 square feet.

“That house isn’t real large, but incorporating the bar table behind the sofa, it really looks like a bigger place than it is,” Maitland said. “It has a lot of textures and patterns. We love the dark backsplash in the kitchen. That is a really strong statement. We love the great room wall details the nickel gap details. It is very very comfortable. We were very, very happy with it. It is not a very big footprint, but it walks much larger than it really is.

The fully furnished house is on the market for \$895,000. Florida Lifestyle Homes plans to offer the buyer a one year leaseback so the home can continue to be used as a model.

“We are proud of it,” Ennen concluded. “We are definitely planning on doing another one as well. It is well perceived.”