

StillWater is home to American Lung Association's Health House

By BETH DOLAN
Special Sections correspondent

Not only does the upscale community of StillWater feature an exclusive, intimate atmosphere, but it also provides homeowners with custom, luxury homes that are energy efficient and architecturally interesting, says Joyce Schaffer, director of sales and marketing for StillWater.

And the community is now home to Villa Serena, an American Lung Association Health House, which features cutting-edge, energy-efficient and health-promoting technology to keep indoor air quality as clean as possible and free of mold and pollen.

The American Lung Association's national Health House program, based in St. Paul, Minn., instructs builders in "creating the healthiest homes possible," says Bob Moffitt, communications manager for the program. Builders must take association instruction on construction guidelines for the houses, Moffitt says. During the construction, houses are inspected twice to ensure that builders are following the association's guidelines. Once construction is completed, the house is then tested to see just how healthy it is.

And although the program is only 10 years old, hundreds of houses have been built nationwide, says Moffitt, adding that Florida builders are enthusiastic in promoting the concept.

"But a Health House is only as healthy as the people who live in it," says Moffitt,



Villa Serena features five bedrooms, five bathrooms, more than 6,000 square feet of living space and a four-car garage.

Fechtel Co.

adding that the association offers instruction to homeowners who want to keep their houses as healthy as possible.

"We can't underestimate the impact our homes have on our health. It is essential, given the time we spend in our homes, that they be built in a way which promotes, rather than hinders, good health," says Jay Fechtel, president of The Fechtel Co., builder for the 114-acre community that opened in 2000.

Fechtel also is the co-developer of the community, with owner Scott Luttrell of ML Development Co. in Tampa.

StillWater, in northwest Hillsborough County, is the ideal choice for the lung association's Health House, says Fechtel, since it "is such a restful, serene community, developed with a sensitivity to people and nature."

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Fechtel

See HEALTH HOUSE, Page 2 ►

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HEALTH HOUSE

Continued From Page 1

bathrooms, a game/media space and a four-car garage within more than 6,000 square feet of living space. Along with such "Health House" elements as High Efficiency Particulate Air (HEPA) filtration, low volatile organic compound-emitting products, radon vents, specialized air-conditioning filters and water filtration, the house incorporates hand-troweled Venetian plaster, rustic limestone floors in the formal areas, rustic oak floors in the family room, vaulted ceilings with wood beams, custom cabinetry, high-end appliances and brick archways.

It features environmentally aware building concepts such as water-conserving appliances, upgraded Icynene insulation — a new type of high-density insulation that is said to seal cracks more

efficiently — and programmable thermostats. On a 1½-acre lot that overlooks a pond and conservation area, the house is situated to take advantage of the sun's movement and rays for heating and cooling, notes Schaffer.

"The community is beautiful, quiet and secure," says Schaffer. "It takes advantage of the area's natural beauty, with rolling topography and old trees. It provides an estate ambiance, yet it's just 25 minutes from the airport."

To maintain the "estate atmosphere," lots in the community range from one to four acres.

"We have a few 1-acre lots, as well as a few 2½- and 3½-acre lots," she says. "Lot prices start at \$219,650."

Each house is architecturally unique, says Schaffer, with designs including Country French, Mediterranean, Georgian and Colonial. Floor plans range from 3,800 square feet, with houses priced from \$1.1 million, including lot.

The Fechtel Co. has been honored since 1988 with 17 Aurora Awards, which recognize overall

design and energy-efficient construction, says Schaffer. Fechtel designs most of the homes built. To focus on building a sound relationship with each buyer, the builder limits its annual commitment to just 10 new homes.

"We want each house to be beautiful 50 years from now," she says, adding that StillWater "has been a labor of love. Jay found the property, showed it to Scott and together they created the project. They tried to keep the property as natural as possible, while creating a high-end community in the Tampa Bay area."

Community amenities include a lighted tennis court, a swimming pool and a children's playground in a community park. The clubhouse features kitchen facilities and is available for parties, business meetings and other social functions, Schaffer says.

Three lakes provide space for water skiing, fishing and boating. With its wetlands and conservation areas, the community is home to a variety of wildlife, including deer

and sandhill cranes as well as a host of water birds.

"It's a friendly, welcoming place," says Schaffer. "Quiet and peaceful, it's a great place for children to grow up. People feel comfortable letting their children ride bikes to a friend's house. The large lots create such a feeling of

space. There's a wonderful expanse of land between and behind the homes.

"And every house is one-of-a-kind. There are no cookie-cutter houses here. It's a unique community."

StillWater, 7799 Still Lakes Drive in Odessa, is off Lutz Lake Fern Road in northwest Hillsborough County. The information center is open from 9 a.m. to 5 p.m. Monday, Thursday and Friday; 10 a.m. to 5 p.m. Saturday; noon to 5 p.m. Sunday, or by appointment.

For information, call 813-926-8899 or visit www.homesofstillwater.com.

For more information on the American Lung Association's national Health House program, visit www.healthhouse.org.