

FOCUS  
ON

# Paradise Key South Beach

## HGTV Smart Home community offers coastal living at its best

Special to Homes

In less than two months, Paradise Key South Beach and its HGTV Smart Home 2013 will be center stage for the world's design and architecture enthusiasts to see.

The HGTV Smart Home has been under construction for several months. Local builder Glenn Layton, owner of Glenn Layton Homes, architect Mike Stauffer and HGTV house planner Jack Thomasson have been at the helm of every detail.

"The features and functionality of this home are like nothing we've ever offered in HGTV home giveaways, and set the standard for creative spaces," said Thomasson.

The Smart Home and its 2,400 square feet of modern technology inside are coupled with the Old Florida style that every Paradise Key South Beach home showcases on the outside. Paradise Key is committed to staying true to authentic coastal architecture and its timeless elements. The community presents

these features from the moment one enters Paradise Key South Beach and sees the natural vegetation.

"From the streetscape to the landscape, we are staying true to beach living and the relaxing lifestyle it offers," said Lon Walton, developer of Paradise Key.

Homes at Paradise Key showcase outdoor living space that is equally as functional and impressive as the indoor spaces. Homeowners enjoy

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The Key West-style homes in Paradise Key South Beach have many architectural features including porches for leisure living, significant roof overhangs for shade and rain protection, well-organized rooms and high ceilings to allow for cross ventilation, towers with roof heights of 42.5 feet, observation decks, metal roofs and more.



Paradise Key offers a diverse collection of coastal house plans that range from 2,200 to 4,600 square feet. These plans are starting points, allowing buyers to customize the design based on their individual requirements.

# Paradise

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a seamless transition from inside to outside. Layton and Stauffer work closely with prospective homeowners to help them maximize the two areas.

“There doesn’t need to be a physical line between living inside and outside,” said Layton. “We are making strong connections through windows, and the use of large cascading sliding glass doors that unite both spaces.”

With the inclusion of covered porches and patios homeowners can easily use both areas for living and entertaining.

Homeowners who enjoy the coastal lifestyle will also enjoy the art of entertaining with the latest designs in pools, fire pits, covered patios and porches. This is more than just a feature of the home — it is a way of life and means of relaxing under the stars while enjoying

## TRAVEL TO ‘PARADISE’

Paradise Key South Beach is located at 3611 Paradise Way, Jacksonville Beach, north of Butler Boulevard. From Butler follow signs for Florida A1A North/Jacksonville’s Beaches/Ponte Vedra Boulevard and merge onto Third Street South. Turn left onto Jacksonville Drive, then right onto Paradise Way.

Visit [www.paradisekeyssouthbeach.com](http://www.paradisekeyssouthbeach.com) for more details about Jacksonville Beach’s most desirable custom home community or call (904) 222-8686.

the salty ocean air.

“The landscaping of these areas is as integral to the design as the summer kitchen,” said Layton. “We plan for small gardens and use plants that are native to the beach. These features minimize the amount of irrigation in the yards.”

Another unique feature is the storage space that homeowners say is a necessity. Whether it’s a place for storing bicycles and beach chairs or Costco-sized closets and pantries for bulk shopping, storage is readily available throughout many areas of the home.

“We look for ways to incorporate as much needed storage anywhere we can,” Layton said. “We have increased cabinetry under kitchen islands, built-in shelving and even a home management center to neatly tuck away keys, phones, wallets and backpacks near the family entrance.”

Paradise Key South Beach offers the lifestyle of an endless vacation near the beach with the functionality of a home where people live, work and play. Prices start in the mid \$500,000s. Buyers can choose from one- and two-story floorplan options.