

PLATINUM

ISLAND BREEZE

NAUTILUS HOMES

Architect: Zobrist Design Group **Contractors:** Nautilus Homes **Interior Design:** Jett Thompson Interiors **Cabinetry:** Sarasota Architectural Woodworking **Flooring:** SB Custom Flooring and Rosas Cast Stone, LLC **Landscape Design:** Michael A. Gilkey, Inc. **Pool:** Water Designs of Sarasota **Photographer:** Jessica Glynn Photography

Island Breeze has earned national recognition, celebrated by The Nationals by the National Association of Home Builders, the Best in American Living Awards, and the Aurora Awards for its exceptional design, craftsmanship, and innovation. Featured prominently in *Coastal Living Magazine*, this project showcases luxury and thoughtful design with its remarkable custom home features, including stunning kitchen and interior detailing, sustainability in construction, and unique specialty spaces. Island Breeze located on Siesta Key Beach, FL, is a masterpiece of sustainable luxury, blending eco-conscious innovation with the charm of Abaco Islands-inspired historical design. From its inception, the project emphasized sustainability and collaboration, with the team working closely with architectural, engineering and design experts across the country to achieve a low-maintenance, highly detailed home built with natural, environmentally friendly materials. The home showcases a geothermal HVAC system that not only heats the pool and water but also efficiently cools high-heat AV equipment, maximizing energy conservation. Its sustainability is further emphasized through the use of certified green materials, including Timberstrand framing (NGBS), Loewen insulated windows (USGBC) and a Red Cedar shake roof sourced after consulting with the Cedar Shake & Shingle Bureau and the nation's top installer, chosen for its minimal carbon footprint. A sealed building envelope featuring open-cell spray foam insulation achieves R-45 roof and R-23 exterior wall ratings, ensuring superior energy efficiency. Additionally, the home is powered through a community solar program, preserving the pristine views of the Bayfront while aligning with modern sustainable living principles. The collaborative pre-construction process enabled the team to work with an out-of-state architect to exceed local requirements, delivering a home that balances stunning craftsmanship and environmental responsibility. Overcoming the challenges of the COVID-19 pandemic, including labor shortages and supply chain delays, the team demonstrated resilience by sourcing specialty materials such as metal roofs and custom finishes, ensuring the design integrity remained uncompromised. Island Breeze is more than a custom home—it is a symbol of what is possible when luxury and sustainability converge. As a paragon of eco-friendly innovation and timeless elegance, it inspires an elevated lifestyle rooted in environmental mindfulness.

JUDGE'S NOTE "Impressive integration of green strategies without telegraphing it in the architecture. Design feels effortless."

