



[Savvy Special Report]

## Many “**Firsts**” for The 2021 International **Builders Show** (IBSx) and its **2021** New American Home®

**The 2021 New American Home,™ built for the 2021 International Builders Show in Orlando was the third New American Home built by Phil Kean Design Group. Kean was also the contractor for the 2020 New American Remodel last year in Las Vegas.**



The three-level 2021 New American Home is a noticeable departure from Kean's 2017 and 2012 New American Homes. The differences are not only limited to the fact that most of the visitors to the home toured it, and the rest of NAHB's International Builders Show, virtually. Another difference lies in the fact that previous New American Homes, built by Kean and other superstar builders over the past 38 years, typically sprawl across generously sized lots in luxurious suburban single-family home neighborhoods.

The 2021 New American Home is part of an urban luxury development of seven high-end custom attached and detached townhomes built on a redeveloped parcel of land in Winter Park, Florida. More than 100 restaurants and shops are within walkable distance, and a commuter rail station is half a mile away. What can't sprawl goes vertical this year. Each floor of the 5,536 square foot detached townhome offers a unique living experience.

The ground floor includes a three-car garage, a guest bedroom with an ensuite bath and office, and a dog room. Take the floating spiral staircase or use Garaventa's home elevator to access the other floors. The second floor is the dedicated owner's suite, with a large master bedroom and a spa bath that connects to a boutique walk-in closet. A lounge with a walk-out balcony, the main laundry room, and an exercise room with its own ensuite bath are also found on the second floor. Soaring 14' ceilings are found throughout the third floor, built for home entertainment with a great room, music niche, and state-of-the-art kitchen featuring Signature Kitchen Suite appliances; Plato and Wellborn cabinetry, Kohler plumbing fixtures, and LG Hausys quartz countertops are featured throughout the home.

A large outside terrace with a summer kitchen overlooks the treetops from the top floor. It features a Struxure louvered roof system, Phantom Screen retractable motorized screens, a Fire Magic Black Diamond grill, and Brown Jordan Elements cabinetry with Cosentino Dekton tops.

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***The construction team members say that the process of building this year's New American Home during the pandemic taught them a host of new things and further sharpened their skills on tried-and-true materials and methods and opened their eyes to the capabilities of the industry's most advanced new building products.***

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Concrete masonry units were used to build the structural shell. Laticrete MVIS Air & Water Barrier was spray-applied directly to the CMUs to create a seamless barrier that a variety of cladding finishes can be directly applied to. Not only does the Laticrete product block moisture vapor and water, but it's also nonflammable, low-VOC, and contains Microban antimicrobial technology. Prosoco R-Guard FastFlash was used to create a durable, weathertight seal at critical junctures where dissimilar materials meet.

Other products used to achieve the home's ultimate energy efficiency rating include Fi-Foil FlexFoam, installed behind the drywall furring strips on the inside of the perimeter masonry walls. Next, a layer of Fi-Foil's M-Shield was added for extra insulation. On the frame walls, Demilec spray foam insulation topped with Fi-Foil's HY-Fi hybrid insulation system.

HY-Fi works together with traditional mass insulation to increase thermal resistance by adding reflective insulation that is designed to reduce radiant heat transfer. It achieves a higher overall R-value while reducing the amount of traditional insulation required. Demilec was also used in between the floor systems and attic space to ensure a very insulated shell prior to drywall. Finally, Aerobarrier, an innovative air sealing technology, was used to seal around the air ducts and vents.

A Panasonic Cosmos Healthy Home System helps maintain a healthy indoor air environment. Using carefully placed sensors, the Cosmos



system constantly monitors the indoor air quality within the home and automatically activates the system to bring fresh air in and pull out VOCs, fine particulate matter, carbon dioxide, and humidity when levels go below normal.

Mitsubishi's Ducted Mini-Split HVAC system operates in tandem with the Cosmos system and LG rooftop solar panels earn the home a Green Building Certification. The system has no HVAC air handler closets, thus freeing up more available living space, which is a huge bonus in urban development. Using short-run, low-profile ductwork, the horizontal-ducted units are hidden above in the ceilings with drywall access panels allowing easy accessibility. The system automatically changes between cooling and heating modes to maintain consistent temperatures.

Other innovative products used for the home include Sharkbite's EvoPEX push-to-connect plumbing system and their new StreamLabs Control smart water shut-off valve, and OmegaFlex's TracPipe CounterStrike flexible gas piping with its AutoSnap fitting. Enovative Group's AutoHot hot water recirculation system will work with the Rinnai tankless water heaters to provide on-demand hot water throughout the home. Eaton smart fixtures are featured throughout from the outlet receptacles to the circuit panels and Control 4 takes the smart house to an ultimate level.

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***Visit [tnah.com](http://tnah.com) to take a guided virtual tour of the finished 2021 New American Home and view in-progress construction videos.***

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