



MI

Case Study

Planned community's new house is custom-designed and features MI Windows

With one foot in “Old Florida” and the other firmly planted in the 21st century, the growing community of Harmony, Fla., is showcasing the best of both worlds.

PROJECT DETAILS

PROJECT LOCATION:

Harmony, FL

BUILDER:

Regatta Building & Development

WINDOW SUPPLIER:

Builders FirstSource

MI PRODUCTS:

3500 Single-Hung

Located outside of St. Cloud in central Florida, Harmony is a master-planned community that's currently home to a little more than 1,200 residents. The community was founded in 1996 by Jim and Martha Lentz; their dream was to build a town that was one with nature.

“It would be unlike any other master-planned community in Florida,” according to Harmony's website, “with a vision to build an immersive expression of a more healthful, more fulfilling life experience, lived in closer contact with pets, wildlife and nature.”

Harmony is the largest green-certified municipality in central Florida. No development is allowed around the area's two natural 400-acre lakes, and open space accounts for 70 percent of the town. Moreover, the total number of trees in the developed area increased since Harmony's founding, and every resident has access to reclaimed water.

With all that open space in town, residents are encouraged to interact with one another through 12.5 miles of paths. Whether you're walking the family dog, biking, or jogging, you're bound to encounter one of your neighbors.

Into this ultra-green environment a new home has arisen. An elaborate custom-designed house that boasts five bedrooms, 4.5 baths, a pool, theater room, and billiards room. This 7,000-square-foot home – known as the Woods Residence – has a Caribbean and Key West feel. The property's windows were manufactured by MI Windows and Doors.

“We wanted MI Windows for their quality and efficiency,” says Kimberly L. Johnson of Regatta Building & Development. “We've used MI several times before.”



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“The builders wanted MI,” Builders FirstSource Salesman David Giddens adds. “It’s a combination of price and what you get for the money. It’s a good energy-efficient window for the money.”

The Woods Residence features MI’s 3500 vinyl single-hung windows. Offering handcrafted quality, exceptional durability, and optimal energy efficiency, these windows are one of MI’s top sellers. The 3500 also has a warm-edge spacer system for optimal energy efficiency and is available in two extruded colors, bronze laminate, and eight painted exterior colors. For the Woods Residence, the builders at Regatta chose white painted windows to go with the yellow exterior of the home.

With standard features that include a pre-punched mounting fin and removable sash for easy drywall pass through, MI’s 3500 single-hung window is also ideal for any new home construction project. A full-length lift rail and metal reinforcements at the meeting rail provide aesthetic and performance benefits that complement the window’s builder-friendly attributes.

And that’s just what you’d expect in this beautiful planned community. In addition to the amenities mentioned above, Harmony is home to a walkable central market area, four dog parks, a community for adults over 55, and a Johnny Miller-designed golf course. In short, Harmony is a town for anyone who cares about community and the desire to live peacefully with nature. And now, it’s a town for MI Windows and Doors.

“Harmony is a very high-end neighborhood,” Giddens says. “It’s a rural country-club setting. Harmony is kind of exclusive for the St. Cloud area. I’ve done some other high-end homes with MI windows; it just made sense.”

