

JR FAZENDA CATTLE RANCH & FARM

29641 SR 70 EAST



29641 SR 70 EAST

Gentleman's cattle ranch and farm on 42 acres in Florida's Gulf Coast. The ultimate in sustainable luxury, this cutting-edge, one-of-a-kind residence was designed by Sweet Sparkman architects and built in 2019 by Josh Wynne Construction. The fully-functioning homestead consists of the main residence, manager's house, guest studio, workshop, horse barn, pole barn, three pastures, stocked lake, cattle pond, two deep-water wells, farm equipment, and a variety of farm animals including cattle, pigs, goats, ducks, chickens and guinea hens. Green features include a 10kW solar array, insulated windows, EnergyStar appliances, WaterSense fixtures, high-efficiency HVAC with humidity control and fresh-air exchange, rainwater capture, passive cooling and heating, and whole-house generator. Green certifications include NGBS Emerald certification and a HERS index of minus 31.

A long, oak-canopied driveway sets the tone for life here, simultaneously sublime and down to earth. The 6,901 sq. ft. residence sits above grade for a commanding view of the lake and pastures. Spread out across a single level, the home comprises a series of indoor and outdoor areas, all under one roof, linked via open-air breezeways -- a nod to Florida's iconic "dog trot" architecture designed to surround living spaces with cooling breezes. The open floor plan establishes a connection between indoor and outdoor, highlighted by floor-to-ceiling glass along the entire northwest exposure of the home. The abundance of windows provides optimal natural light, air circulation and, of course, views. Wading birds, bobcats, turkeys, deer and foxes frequent the scenery -- it's magical!

The high-end kitchen features custom wood cabinetry, 13-ft. eat-in island and a huge walk-in butler's pantry. Not to be outdone, the outdoor kitchen/dining space elevates al fresco dining with authentic Brazilian wood-burning stove and 600 sq. ft. under roof. Outdoor living continues with a 12-ft. deep lanai that spans the back of the home with a massive wall of motorized screens to control insects and increase shade in the late afternoon. The breezeway to the private quarters adjoins a courtyard garden with a heated spa and access to the 40-ft. heated outdoor pool. Quietly removed from the living areas, this section has three bedrooms, two baths, a home office and the laundry.

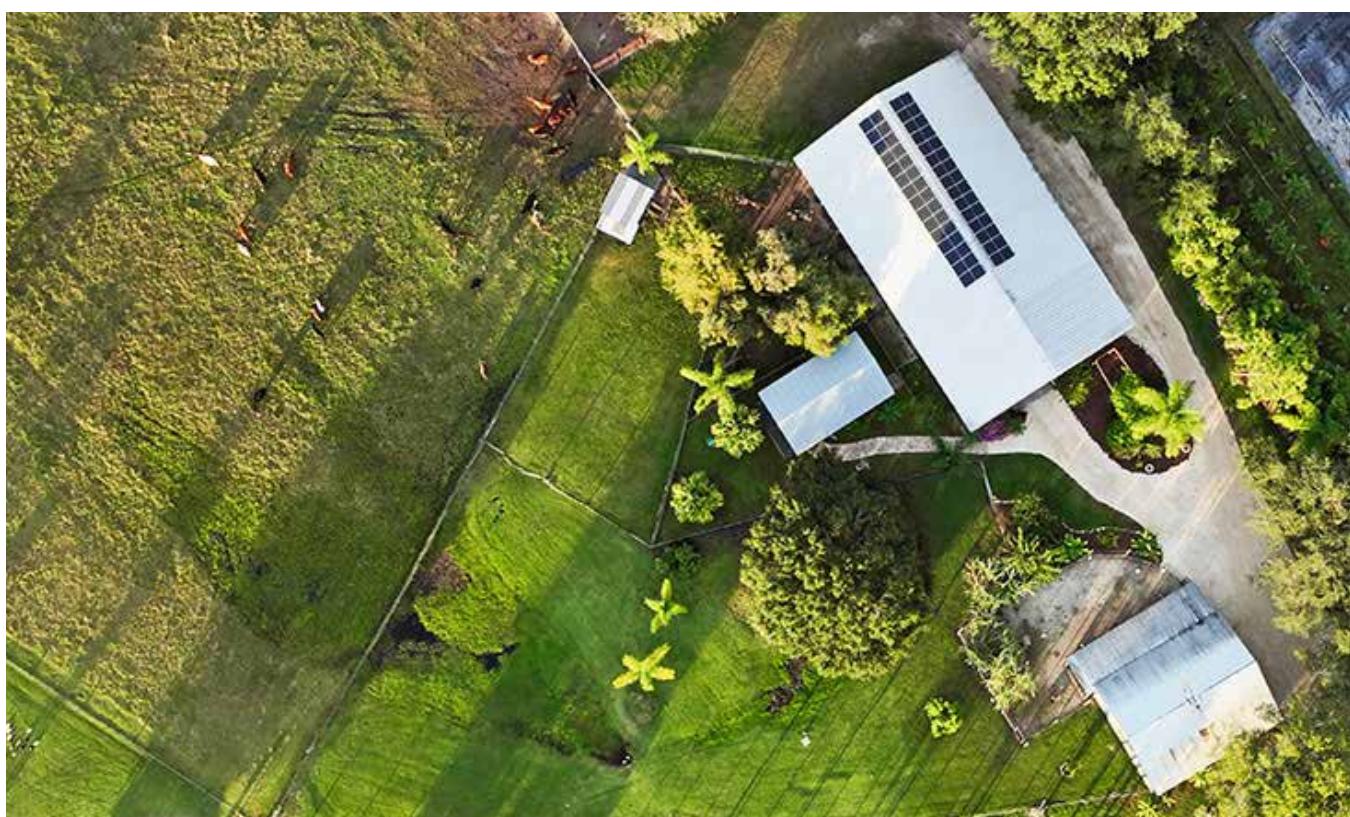
This property gets everything exactly right. A lifestyle connected to nature. A home that is healthy to live in. A way of life that treads lightly on the land. All in all, an incredible place to live -- approved by Mother Nature.

**Photos, video, 3D tour and detailed feature sheet available at:
JRFazenda.com**

29641 SR 70 EAST



29641 SR 70 EAST



29641 SR 70 EAST



29641 SR 70 EAST



29641 SR 70 EAST

LAND

- 41.9 acres
- Oak canopy driveway
- 3 pastures (2 large, 1 small)
 - Fenced and cross-fenced with heavy-gauge box fence and barbed wire
- Stocked lake
 - Mosquito fish, bass, tilapia, river catfish
 - 7-ft. deep in the middle
 - Clean water due to the naturally-balanced eco-system
 - John boat with electric motor
 - Bridge to center island
 - Natural habitat for native wading birds
- Separate cattle pond
- Lake and pond serviced by well with manual valve

UTILITY SYSTEMS

- 10kW solar power system on roof of barn
 - Underground cable to garage where it connects with house electrical panel
 - Room for expansion
- Electric also connected to FPL
- Guardian 22kW whole-house generator
 - powers-up automatically
 - self-tests once a week
- New 1,000 gallon propane tank
 - Kitchen stove, outdoor stove, generator, pool/spa heater
- Well for both houses with whole-house water treatment
- Well for pastures
- New state-of-the-art septic system
- Sprinkler system

SECURITY

- Gated entry with camera
- 11 motion-activated cameras around property monitored by app
- In-floor outdoor lights around entire residence

FOOD GARDEN

- Fenced food garden (60-ft. x 120-ft)
 - 8 raised beds with drip irrigation
 - Potting shed with sink
 - Passion fruit arbor
 - Chuchu (chayote) arbor
 - Fruit trees including lychee, guava, loquat, peach, olive, mango
 - 7-ft. fence over ground, 1-ft under ground
 - Electric wire on top of fence
 - Can be converted to dressage ring

FARM ANIMALS

- Ducks, chickens, guinea hens, goats, pigs and cattle

OUTBUILDINGS

- Manager/guest house
 - 3 bedrooms, 2 baths
 - Screened-in lanai
- Guest studio
 - Full bathroom
 - Covered and screened-in front patio
- Open-air workshop
 - Walk-in cooler
 - 2 floor freezers
 - Concrete floor
 - Chicken coop attached to one side

29641 SR 70 EAST

- Barn
 - Steel structure with metal roof
 - 11 stalls
 - A/C office
 - Storage areas for feed, tack and tools
 - Paver walkways with dirt in middle
 - Exterior storage stalls and equipment garage
- Pig pen
- New pole barn by the cattle pond
 - Well
 - Electric with transformer

EQUIPMENT

- Kubota tractor with attachments
- Riding mower
- Trailer
- Mule utility vehicle

MAIN RESIDENCE FEATURES

- Newly built in 2019
- 3,135 sq. ft. A/C | 6,901 total
- 3 bedrooms, 2.5 baths
- Architect: Sweet Sparkman
- Builder: Josh Wynne Construction
- Green certifications:
 - HERS index of minus 31
 - NGBS Emerald certification
- Residence is built above grade to have a commanding view of the pond and the property
- Insulated impact glass throughout
- Custom sealed brick accent walls
- Tongue-and-groove wood ceilings painted white
- Horizontal wood plank doors

- Open concept living area with great room, dining room and kitchen
- Heated pool and spa
- Outdoor kitchen with Brazilian wood stove (*can be converted to gas*)
- Deep covered lanai along entire width of residence with motorized screens
- 3 A/C units
- Tankless gas water heater
- In-wall pest control system
- Concrete planter around house with a 1-ft. rock ledge contained by metal edge
- Landscape lights

GREEN FEATURES

- NGBS Emerald certification
- SEER rating of **-31**
- Solar array with micro inverters
- High-efficiency 22-SEER mini-split HVAC
- High-efficiency MERV 11 air filtration
- Humidity control override in HVAC to reduce power consumption in moderate temperatures while maintaining comfort
- Fresh air exchange in duct design
- LED lighting indoor and outdoor
- Dimmable room lights with presets
- 100% WaterSense fixtures
- EnergyStar appliances
- EnergyStar roof
- Roof designed for 100% rainwater capture
- Over 90% of construction is recycled
- Almost all interior and roof framing done with engineered lumber
- Permeable insulation
- Ground and polished concrete floors

29641 SR 70 EAST

- Local materials for structure, finishing and framing
- High-efficiency ceiling fans
- Tankless gas water heater
- No VOC finishes or materials
- High-efficiency impact glass
- Passive heating design for winter months
- Passive shading design for summer months
- Passive ventilation by smart design of operable windows, doors and screened-in areas as they relate to the butterfly roof and the capture of prevailing winds
- Extensive outdoor living areas
- Wood-burning Brazilian stove at outdoor kitchen for primary cooking burns deadfall from trees on property (can be converted to propane)
- High-efficiency, two-stage pool and spa pump
- Chemical and chlorine free pool design
- Improved site drainage includes slow water systems designed as seasonal wetlands
- Converted three cattle effluent ponds into a natural lake with a natural island for use by birds as a rookery
- Natural wetland shelves were created to help filter sediment and replenish the aquifer while reducing runoff



29641 SR 70 EAST

MAIN RESIDENCE

COVERED ENTRY

- Size: 7'10" x 4'3"
- Unfinished concrete floor
- Brick walls
- Wood entry door with oversize sidelights
- Manual bell



GREAT ROOM

- Size: 23'4" x 16'0
- Wood floor
- Recessed ceiling lights
- Ceiling fan
- Floor-to-ceiling windows – bottom sections crank open
- French doors to covered lanai



DINING ROOM

- Size: 15'9" x 15'0"
- Wood floor
- Recessed ceiling lights
- Chandelier
- Floor-to-ceiling windows – bottom sections crank open
- Sliding glass doors to outdoor kitchen
- Dry bar



29641 SR 70 EAST

KITCHEN

- Size: 17'0" x 9'6"
- Wood floor
- Recessed ceiling lights
- 13-ft. eat-in island with pendants above
- Solid-wood cabinets
- Granite countertops
- Thermador appliances
 - 5-burner gas cooktop
 - Built-in vent
 - Built-in convection oven
 - Built-in microwave
 - Dishwasher
 - Integrated refrigerator
- Stainless steel, double-basin farmhouse sink with disposal
- Water purification system under sink



WALK-IN BUTLER'S PANTRY

- Size: 17'9" x 5'3"
- Wood floor
- Recessed ceiling lights
- Built-in open shelves
- Solid-wood cabinets
- Glass-front upper cabinets
- Granite countertops
- Thermador integrated wine cooler
- Whirlpool full-size freezer



29641 SR 70 EAST

OUTDOOR KITCHEN

- Size: 30'4" x 20'5"
- Smooth concrete floor
- Covered by main roof of residence
- Recessed ceiling lights
- Ceiling fan
- Brazilian wood-burning stove
(*can be converted to gas*)
- Automated roll-up screens
- Louvered slat wall for privacy and cross-breeze



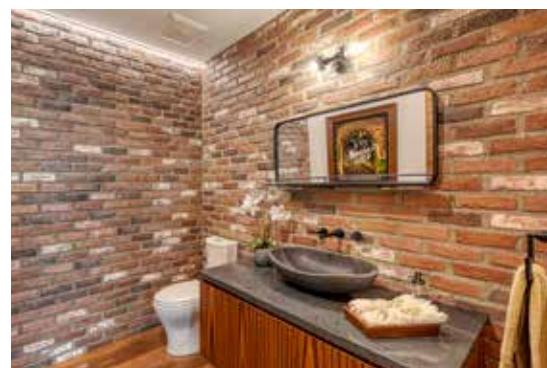
COVERED LANAI

- Size: 40'0" x 12'0"
- Smooth concrete floor
- Covered by main roof of residence
- Recessed ceiling lights
- 2 ceiling fans
- Automated roll-up screens
- French doors to great room



POWDER ROOM

- Wood floor
- 2 brick accent walls
- Floating wood vanity with vessel sink and fixtures in wall
- Decorative mirror
- Vanity lights
- Kohler dual-flush commode



29641 SR 70 EAST

OUTDOOR COURTYARD

(connects living areas to bedroom wing)

- Size: 35'8" x 19'11"
- Smooth concrete walkway
- Oversize concrete tiles hardscape with smooth black river stones in between
- Louvered slat wall for privacy and cross-breeze
- Heated spa
- Automated roll-up screens that open to the pool deck
- Outdoor connection to covered lanai



BEDROOM WING

HALLWAYS

- Floor-to-ceiling windows at end of two hallways overlooking the gardens, lake and pastures
- Storage closet



MASTER BEDROOM

- Size: 24'6" x 12'5"
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Sliding glass doors to courtyard and heated spa
- Floor-to-ceiling windows – bottom sections crank open
- Automated shades
- Walk-in closet with wardrobe organizer
- Built-in storage cabinetry
(some with pull-out shelves)



29641 SR 70 EAST

ENSUITE MASTER BATH

- Size: 20'6" x 9'0"
- Leathered tile floor
- Leathered tile accent wall
- Recessed ceiling lights
- Oversize floating double vanity with undermount sinks and lots of drawers
- Wood-frame vanity mirrors
- Vanity lights
- Free-standing garden bathtub
- Open walk-in shower with tile floor/walls, glass toiletry shelves and glass partition
- Floor-to-ceiling windows overlooking lake and pastures – bottom sections crank open
- Automated shades
- Dressing area with mirror
- Water closet with dual-flush commode
- Linen closet



BEDROOM 2

- Size: 14'0" x 11'11"
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet
- Alcove with open live edge shelves made from a locally-recovered Guanacasté tree
- Sliding glass doors to open patio with vertical blinds



29641 SR 70 EAST

BEDROOM 3

- Size: 13'11" x 11'11"
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet
- Alcove with open live edge shelves made from a locally-recovered Guanacasté tree
- Sliding glass doors to open patio with vertical blinds



BATH 2

- Tile floor
- Recessed ceiling light
- Floating vanity with granite top and undermount sink
- Vanity mirror
- Vanity lights
- Walk-in shower with tile floor/walls, toiletry alcove and glass partition (*no door*)
- Dual-flush commode



STUDY/OFFICE

- Size: 12'11" x 10'5"
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Floor-to-ceiling windows overlooking raised garden



29641 SR 70 EAST

LAUNDRY

- Size: 7'0" x 6'6"
- Wood floor
- Recessed ceiling lights
- Solid-wood cabinets
- Kohler laundry sink
- Adjustable hanging rod
- Electrolux front-loading washer and dryer
- Storage closet

(has air handler + storage space)



EXTERIOR

HEATED POOL

- Size: 39'9" x 12'0"
- Concrete pool deck
- Chemical- and chlorine free design
- High-efficiency pump



3-CAR GARAGE

- Size: 32'9" x 18'5" + 15'6" x 5'10"
- Speckled epoxy coated floor
- Recessed ceiling lights
- 1 double and 1 single garage doors
- Full wall of storage cabinets
- Utility sink
- Refrigerator/freezer
- Bridge from garage, over creek, to out buildings



29641 SR 70 EAST

MANAGER/GUEST HOUSE

HOUSE FEATURES

- 2019 remodel:
 - Screened in porch and master bath
- 2021 remodel:
 - Luxury vinyl plank flooring
 - New kitchen
- Concrete block with stucco exterior
- Metal roof
- Paver driveway
- New septic system and drainfield
- Whole-house generator
- Buried 250-gallon propane tank for hot water, range and generator
- Wood-look vinyl plank floor throughout
- 1-car garage



GREAT ROOM

- Size: 12'10" x 11'8"
- Vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light

DINING ROOM

- Size: 15'9" x 12'11"
- Vinyl plank floor
- Recessed ceiling lights
- Chandelier
- Non-working gas fireplace
(bedroom on other side)
- French doors to covered lanai



29641 SR 70 EAST

KITCHEN

- Size: 12'6" x 10'0"
- Vinyl plank floor
- Recessed ceiling lights
- Solid-wood cabinets
- Granite countertops
- Eat-in island with 3 pendants above
- Whirlpool stainless steel appliances:
 - Gas range with oven
 - Side-by-side refrigerator/freezer
 - Dishwasher
- Stainless steel sink with pull-down faucet
- Window pass-through to covered lanai



FAMILY DINING

- Size: 10'6" x 9'0"
- Vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light



BEDROOM 1

- Size: 18'0" x 11'10"
- Carpet
- Ceiling fan with light
- Cathedral ceiling



ENSUITE BATH 1

- Tile floor
- Double vanity
- 2 medicine cabinets/vanity mirrors
- Vanity lights
- Walk-in shower with tile floor/walls, glass toiletry shelves
- Alcove with linen shelves



29641 SR 70 EAST

BEDROOM 2

- Size: 13'2" x 10'2"
- Vinyl plank floor
- Ceiling fan with light



BEDROOM 3

- Size: 13'10" x 13'2"
- Vinyl plank floor
- Ceiling fan with light
- 2-sided non-working fireplace



BATH 2

- Tile floor
- Single vanity
- Medicine cabinet/vanity mirror
- Vanity sconces
- Curbless walk-in shower with tile floor/walls, built-in bench, toiletry shelves and grab bars
- Linen closet



COVERED LANAI

- Size: 23'0" x 14'11"
- Brick paver floor
- 2 ceiling fans with lights
- Pass-through to kitchen



LANAI BATH

- Tile floor
- Single vanity
- Framed mirror
- Vanity lights
- Corner shower with tile floor/walls
- Amana front-loading washer

29641 SR 70 EAST

GUEST STUDIO

GUEST STUDIO

- Paver walkway from barn to studio
- Covered, screened-in front porch
- Full bath with shower, sink and commode



Peter G. Laughlin | 941.356.8428
peter.laughlin@premiersir.com
PeterGLaughlin.com

Personal property does not convey. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.

GREEN FEATURES

by Josh Wynne, Builder

- Solar array with micro inverters
- High efficiency 22 SEER ducted mini-split HVAC
- Manual D duct design
- NGBS Emerald Certification
- 100% LED lamps indoors and outdoors
- All room lighting is dimmable with pre-sets
- 100% water sense fixtures
- All appliances meet Energy Star
- Roof meets Energy Star
- Roof designed for 100% rainwater capture for future cistern
- Over 90% of construction waste recycled
- Almost all interior and roof framing done with engineered lumber
- Permeable insulation
- Raw concrete ground and polished (or surface inhibited) to reduce finish consumption
- Local materials used for structure, finishing and framing
- Laminated strand poplar used for all painted trim is made using drops (waste) from the rough milling process
- High efficiency air filtration (Merv 11)
- Fresh air exchanging in duct design
- No VOC finishes and materials
- Humidity control override in HVAC to reduce power consumption in moderate temperature times while maintaining comfort
- High efficiency ceiling fans, specified in all bedrooms, office, living room, and outdoor spaces
- High efficiency glass/impact resistant
- Low water use landscape
- Edible gardens
- Working farm with organic, sustainable meat sources run as a perma-culture operation
- Passive heating design in winter months (heated thermal massing consideration)
- Passive shading/cooling on west face in summer (roll down screens)
- Passive lighting in the form large format glass placed under deep eaves
- Passive ventilation by smart design of operable window and door components in screened areas, as they relate to the butterfly roof and the capture of prevailing winds, as well as the dog trots as wind tunnels
- No habitable spaces without natural light reduces electrical load for artificial lighting
- More outdoor living area, than indoor living area
- Wood burning, Brazilian-style stove at outdoor kitchen for primary cooking reduces indoor heating and energy waste. Will burn deadfall from the dozens of oaks on the property
- High efficiency, 2 staged pool and spa pump
- Chemical/Chlorine free pool design
- Improved site drainage to include slow water systems designed as seasonal wetlands
- Converted (3) existing cattle effluent “ponds” into a natural lake. Effluent was removed, dried, and spread into gardens and orchard. Clean sand was used as fill. A natural island was formed for use by birds as a rookery (Sandhill Cranes and Osprey). Natural seasonal wetland shelves were created to help filter sediment and replenish the aquifer while reducing run off
- Site graded to retain storm water

RANCHO DA FLÓRIDA: The Story of JR Fazenda

by Josh Wynne, Builder

Contrary to common beliefs, the architecture that best describes Florida's historic vernacular is Florida Cracker.

Long before Addison Mizner introduced Mediterranean Revival to Florida's Palm Coast, homes built in Florida were of the "Cracker" variety. In its early years of settlement, Florida was a cattle-ranching state and most of its settlers were involved in cattle. The Florida Cowboys were often referred to as "crackers", likely due to the use of whips to help drive the unique cattle through the inhospitable Florida landscapes.

Cracker homes might easily be dismissed now, as simple shacks, barns, or basic homesteads but further examination reveals some brilliant architectural solutions that helped these early Floridians survive hot summers, major rains, floods, droughts, and the rest, in relative comfort. Being a peninsula, access to a variety of building materials was rarely an option, so these homes were generally built using our local yellow pines, cypress trees, tabby concrete, tin roofs (or sometimes cypress shake) and lime rock.

These early settlers realized the value of elevated structures which allowed for storm waters to rise and recede without causing damage to homes. Homes were placed with consideration to orientation of the sun, and proximity to tree shade to reduce day time heating. Long eaves helped to shade windows from the sun, and to move rain water away from foundations. "Dog Trots" (physical spaces that were generally roofed and open air) were used in place of hallways to promote air movement between rooms prior to the advent of air conditioning.

Like you, my clients were largely unaware of any of this. When they purchased their 40 acre parcel in eastern Manatee County and called me to discuss building their new home, they asked me to build them, "A real Florida home. You know, heavy stucco, deep arches, and clay tile roof. What you'd expect to see out here." They had no idea what they were in for.

They were an interesting couple; moving out east from their home on Longboat Key. She, born and raised on a farm in Brazil, was eager to get back to her farming roots. She would be raising

29641 SR 70 EAST

cattle, pigs, goats, chickens, guinea fowl, and any other odd assortment. She would also be planting orchards, gardens, and more orchards. The owner of a women's boutique in Sarasota, she is a beautifully kept lady, and a farmer with dirty nails, at the same time. I love the duplicity. She reminded me of my own wife.

He, a native of Long Island with a lifetime of experience as a design/build landscaper in some of America's wealthiest enclaves, had lived a lot of lives, in a lot of places, before deciding to make this change with his wife. He was looking for a life more connected to nature, and a home that exactly served the life that they hoped to build. He wanted a home that was healthy to live in, tread lightly on the land, and was extremely efficient. He and I connected personally.

Mr. Client, being a New Yorker, was quite direct about his expectation for design. This was not his first go around. I, being me, was also quite direct about what a real Florida home was. I watched with familiarity as their brows furled, and eyes glazed over as I educated them on the merits of our true vernacular. They later admitted that words like cracker, dog-trot, and passive design had them immediately convinced that I was a crazy person. I punctuated my insanity with my assertion that this home should, in fact, be a Contemporary Florida Cracker Home based on the site and the program.

Puzzled, Mr. Client left the meeting and began searching the web for "Contemporary Cracker Homes," and called me the next day to let me know that aside from an old paperback book, all he had found was a home I designed and built in 2010 called the PowerHaus. I think he thought he was on an episode of Punked. Still, we had a good connection (and I think he was just really curious) so he stuck with me and asked me to either design the home or help him find an architect that might make this crazy idea into a picture.

After meeting with three very talented architects, Mr. and Mrs. Client selected Sweet Sparkman to translate my crazy idea into a concept.

I present to you, Rancho da Flórida.

This home is far more unique than the pictures alone illustrate. For one thing, there is actually more outdoor living space than there is air- conditioned space. I can tell you from experience,

29641 SR 70 EAST

the outdoor spaces are extremely comfortable, even in the middle of July, in record heat, in the afternoon. A massive wall of motorized screens on the west face serve to control insects and increase shade in the late afternoon after the sun dips below the generous eaves.

The structure is made up of three primary volumes, each separated by generous dog-trots, and all under one “butterfly” styled metal roof. The roof is actually a nod to the last big architectural movement in the area, the Sarasota School of Architecture. The middle volume is the common living space, and features the entry door, the kitchen, a massive butler’s pantry, the dining space, the living space, a powder bath, and a massive outdoor kitchen, dining and living room. In moving from the garage volume to the common living volume, you are moved through a long, covered dog-trot adjacent a louver wall that separates you from the outdoor kitchen. It smells of citrus blossoms and kitchen herbs as you pass by the kitchen garden.

To get to the sleeping spaces, you leave the main living space and enter a screened courtyard, again flanked by wood louver screens, where you move by the outdoor hot tub. It is an amazing way to adjourn to the bedroom! There are two primary halls, each that terminates with floor to ceiling windows overlooking the gardens, the lake, or the pastures. The master bedroom is situated with massive views of the pasture, the sunset, the lake and cypress stand, and the hot tub courtyard. The master bath, with a focus on privacy from guests, draws you through an open shower to a soaking tub with views of the pasture, sunset and lake. Wading birds, curlews, bobcats, turkeys, deer, and foxes frequent the view. It is magical.

Material selections were to be primarily natural ones, influenced by both the Florida landscape, and by Mrs. Client’s native Brazil. The home is fully elevated, but it is made to feel rooted by massive columnar elements of clay brick and ubiquitous elevated planters of exposed form concrete. In the guest rooms, I built the bookshelves from a massive slab of reclaimed Guanacasté wood (a common Brazilian tree) that was recovered in Sarasota following Hurricane Irma.

Rancho da Flórida is the most energy efficient home in Florida, and among the most energy efficient homes ever built anywhere. It has a HERS index of minus 31 (produces 31% more power than uses) and is certified Emerald by NGBS.

29641 SR 70 EAST

Mr. and Mrs. Client now understand the virtues of their “Contemporary Cracker” home. I hope more clients will step out of the boxes that so many before them have been building and see the light of day afforded by better architecture.

Land Planning: Josh Wynne

Architecture: SweetSparkman

Interior Design: Josh Wynne

Construction: Josh Wynne Construction

Engineering: Snell Engineering

Energy and Green Consultants: Two Trails, Inc