

NOCATEE
PONTE VEDRA • FLORIDA

**GLENN
LAYTON HOMES**



BUILDER OF THE  **SMARTHOME**

WWW.GLENNLAYTONHOMES.COM



COASTAL

Glenn Layton Homes is redefining “coastal living” in Northeast Florida by combining the ease of the coastal lifestyle with the conveniences, style and design homeowners are looking for. As the builder of the HGTV Smart Home 2013 in Paradise Key South Beach, Glenn Layton Homes is one of the most recognized coastal style homebuilders across the country. Glenn Layton Homes can build your custom home that brings all the relaxing coastal elements except the sand between your toes.

COASTAL

There doesn't need to be a physical line between living inside and outside. We make strong connections to the outside with windows and the use of cascading sliding french doors that open up both spaces to each other. With the inclusion of covered porches and patios, homeowners can easily live inside and outside at the same time. We also orient key rooms, such as Living Rooms, Kitchens and Owner's Suites to the outdoors.

UNIQUE DESIGN

Street appeal and design are so important to the Coastal style. With the help of a coastal architect, Glenn Layton Homes is able to bring to life coastal living and stay true to the unique architectural details found throughout the beach. These features include plank and shake siding, crushed coquina walls, standing seam metal roofs, 2nd and 3rd story towers, large covered porches and four-sided architecture.

LIVING OUTDOORS

Outdoor spaces and landscaping are definitely important design features. Covered porches, patios, pools, fire pits, and small gardens help owners love the outside as much as the inside. Also, we believe in using plantings and materials native to the Beach and Coast to minimize the amount of irrigation and maintenance that is needed in their yards.



Glenn Layton Homes has been building custom homes for three decades and the quality of construction in a Glenn Layton Home shows. We work closely with you to learn how you live in your home, what rooms you utilize most and what spaces are most important for your lifestyle. As a premier coastal custom homebuilder, Glenn Layton Homes will deliver a quality custom home that is smart, efficient and uniquely designed for you.

CUSTOM

Our custom homes have been built in Amelia Island, Jacksonville Beach, Neptune Beach, Atlantic Beach, Ponte Vedra Beach, St. Augustine, Mandarin and in many of the most desirable communities across the First Coast.

ISLAND LIFE

The kitchen and its island are the center of many of our homes. These islands provide enough space where owners can sit down for a meal or use for entertaining larger groups. Most owners don't want or need a formal dining room. They do, however, need the space within their kitchens and great rooms for a large dining table.

THE SPA

Many homeowners want to vacation at their home everyday, and one area that can create this feeling is the master bathroom. A free standing tub in the master bathroom creates a unique focal point. Also consider large shower heads and extra body sprays in a separate shower area. Natural light helps relax you when you are at home. Finally, his and her closets will provide your home with a sense of exclusivity.

MORE STORAGE

We look for ways to incorporate much needed storage anywhere we can. These include large pantries, the "Costco" closet to store bulk items, increased cabinetry under kitchen islands, built in shelving, and a home management center to hold keys, phones, wallets and backpacks near the family entrance. Also, we have many customers adding second floor areas above their garages for "toy" storage such as bikes, surf boards, sea kayaks, and sail boats, or creating offices and or living spaces for guests.



CONNECTED

Glenn Layton Homes designs each home to be efficient, smart and innovative in a connected living environment. Through our use of sophisticated and high performance materials, we work to help keep your utility bills as low as possible. As the builder of the HGTV Smart Home, we are leading the industry with systems for smart technology that are cutting edge and give homeowners the ability to enjoy a home automation system, remote control programs, energy analytics and more.

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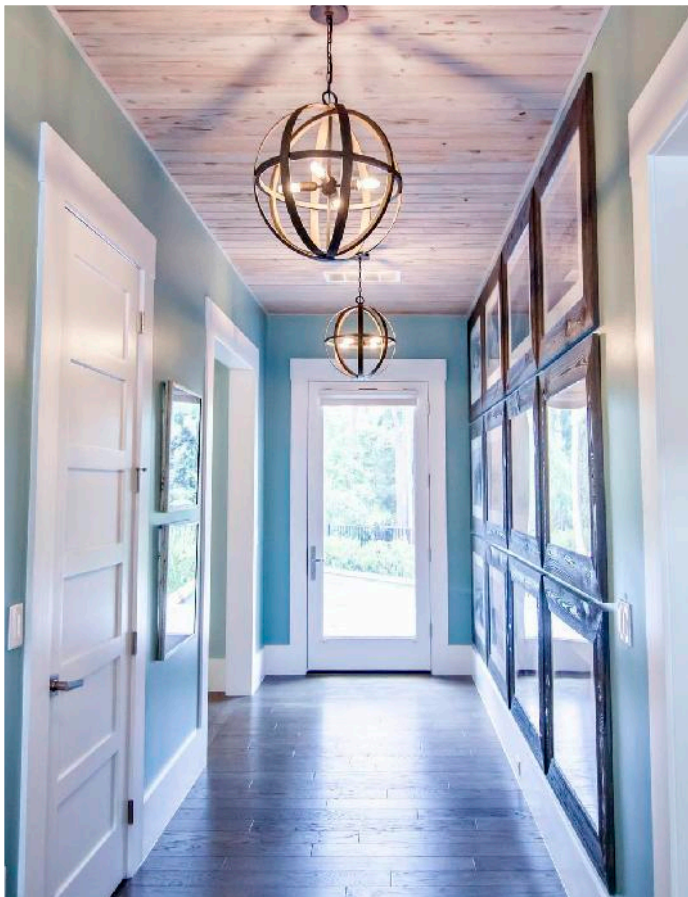


SMART

- **Home Automation:** Connect lights, locks, energy management, HVAC and more with a centralized home technology system.
- **Remote Climate Control:** Programmable smart thermostats that can be controlled using a mobile device. Energy consumption provided with instant analytics.
- **Home Security:** Wireless security system and touchscreen panel controls the home's sensors and detectors with remote monitoring. Access is also controlled through mobile devices.
- **Wireless Internet:** Wireless internet connects all of your operating devices with the newest technology and apps.
- **Home Entertainment:** Access numerous entertainment options through easy to use technology.

EFFICIENT

- **Building Envelope:** Sophisticated framing, insulation, air sealing, tight ducts and air barriers work together to control air and moisture flow; keeps utility bills as low as possible.
- **Heating & Cooling:** High performance heating, cooling and tankless water heater systems.
- **Indoor Air:** Improve the indoor environment through filtration and friendly designer selections.
- **Water Conservation:** Reduce water use through indoor plumbing fixtures and low maintenance landscaping.



"This is our second custom home and we have found Glenn Layton and his team to be an absolute delight to work with. They have provided us excellent guidance and suggestions for making our new home better than we had envisioned! The expertise they bring, coupled with their exceptional commitment to making sure we fully understood and were happy with all the decisions that accompany building a new home, made us very comfortable with our choice of builders. In short, they earned our trust and that alone takes much of the stress out of building a custom home. We couldn't be more pleased!"

~ Patrick & Jayne M.





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