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Sunset views take the spotlight



PROPERTY SNAPSHOT

SIZE: 4,300 sq. ft.
BEDROOMS: 3 + study
BATHS: 4.5
HIGHLIGHTS: Waterfront property on the St. Johns River, smart-home features, remote controlled window coverings, energy-efficient ICF construction, gourmet kitchen with high-end Wolf appliances and touch-open upper cabinets, summer kitchen on the lanai with phantom screens, and much more.
List price: \$2.64 million

To make an appointment to see the home, contact David Rinzler, licensed broker and owner of Atlantic Coast Brokers Inc., at (904) 509-4483 (serious inquiries only).

Clean lines and walls of glass bring views the property's natural beauty inside this home built by Browdy & Browdy and Phil Kean Design Group. (Michael Pelzer Photography)

Local builder's home featured in Florida Design magazine

By Jean Sealey
Special for Homes

Browdy & Browdy Inc., a locally owned custom home building and renovation company, celebrates its 42nd anniversary this year. The icing on the anniversary cake is the selection of one of the company's latest projects for publication in Florida Design magazine. "As we celebrate our longevity in the home-building industry, we are thrilled that one of our homes is featured in the current issue of Florida Design magazine," David Rinzler said. "Our efforts to stay current and relevant have been recognized and applauded." Rinzler has a special



Design and position give spectacular panoramas of sunrises and sunsets over the St. Johns River from almost every vantage point. (Michael Pelzer Photography)

interest in this particular home. It is his personal residence. "I was showing the property to a client who was looking for a riverfront lot," Rinzler said. "The

property was so overgrown and the views so obscured, it really did not appeal to our client." The potential was more obvious to Rinzler, who was able to purchase the

property and build his home there. Rinzler said the design is somewhat unique to the North Florida market and is the result of a shared vision and collaboration

between his company, Browdy & Browdy, and the Phil Kean Design Group of Winter Park. "It's what I like to call, a modern interpretation of a mid-century design," Rinzler said. "When I met Phil Kean for the first time, I knew we would work well together, and we did!" Kean's internationally recognized talent and Browdy & Browdy's 42-year reputation for quality construction created a partnership of talent and craftsmanship uniquely qualified to design, construct and furnish one-of-a-kind custom homes in the Jacksonville/Ponte Vedra luxury market. The Rinzler home was the beginning of what has become an ongoing col-

laboration between Rinzler and Kean, and the unique home caught the eye of editors at one of the most distinguished home design magazines in Florida and beyond, Florida Design. The current issue features the two-story, 4,300-square-foot home situated on a 100-foot-by-300-foot site that makes expansive views of the St. Johns River visible from just about every room in the house. The westward views provide dazzling displays of sunsets on the water. "To succeed as a custom builder in today's market, you not only must stay current with the newest technology, construction

Browdy continues on E-6

PROMOTIONAL CONTENT

FOCUS ON SEDA New Homes

Winning designs at Flora Parke in Fernandina

Special for Homes

SEDA New Homes, one of Jacksonville's largest locally owned and operated homebuilders, recently earned a silver award in the 2017 NEFBA Parade of Homes for its model home at Flora Parke in Fernandina Beach. "We are proud of this hugely popular open

concept floorplan," said Linda Semanik of SEDA New Homes. "We incorporated the latest design trends and features in this gourmet kitchen, which is at the heart of this home." The model home is the Almeria D, which has approximately 3,057 square feet of living space, with soaring 12-foot ceilings in the main living area and

a third-car garage. This three-bedroom, three-bath home also has a study and a large, 19-by-14-foot guest bedroom suite/bonus room located upstairs, complete with its own sitting area, full bath and kitchen space. "The kitchen island design was awarded special

SEDA continues on E-7



The Almeria model home from SEDA features a third-car garage and second-floor bonus room with kitchenette. (Special for Homes)

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BROWDY

Continued from E-1

methods and materials, you must be ahead of the curve,” Rinzler said. “You must keep your finger on the pulse of the ever-changing trends and styles.”

The home is a showcase for technology and the convenience it provides.

A panel in the kitchen allows the owner to manage lighting, air temperature and sound systems.

These functions can also be controlled by a smart phone.

Since 1982 when Rinzler began his professional career in residential construction, many of the aspects of construction methodology have changed dramatically.

Modern residential architecture has often been thought of as cold and uninviting.

“We have created a warm, modern environment with clean lines, walls of glass for tons of natural light and all the accouterments for today’s busy lifestyles,” Rinzler said.

From its ultra-modern gourmet kitchen with separate wine room, the summer kitchen on the screened lanai, a swimming pool and its elevated perch above the river, the home is ideal for entertaining and family enjoyment.

A newly refurbished dock and boat house make access to the St. Johns River steps away.

Conveniently located off San Jose Boulevard in a gated, six-home enclave, the home feels secluded but is actually within minutes of downtown via Interstate 95.

It also provides easy access to shopping, dining, entertainment and all that the area has to offer.

Rinzler is now eager to pour his energy into yet another exquisite, unique home. He has decided to sell his home and begin work on yet another one.

“It won’t be exactly like this one, of course,” he said. “I’m looking forward to the challenge of finding another piece of property with great potential and then designing a home to fill that space as perfectly as this one does.”

The home is featured in the current issue of Florida Design (Vol. 27, No. 1) as well as online, at browdy-homes.com.

Browdy & Browdy Inc., had its beginnings when a young mother of two boys (then Sharon Rinzler, now Mrs. Richard Browdy) began building homes in 1975 as Sharon & Sons. Her sons, Brad and David Rinzler were part of the company.

David Rinzler began working construction in his early teens and now, 42 years later, is a principal in Browdy & Browdy Inc.



Glass and a two-story ceiling expand the living-dining space, highlighted by a fireplace for welcoming ambiance. (Michael Pelzer Photography)



Design elements, furnishings and functionality enhance the warmth of family living in this spacious waterfront home owned by builder David Rinzler. (Michael Pelzer Photography)



The design aesthetic – starkly modern yet warm and welcoming – extends throughout the home, with clean lines and walls of glass for abundant natural light. (Michael Pelzer Photography)



The 4,300-square-foot home is situated at the end of University Boulevard, making expansive views of the St. Johns River visible from just about every room in the house. (Michael Pelzer Photography)

under the roof

Powerful plants

The Garden Club of Fleming Island will host Wayne Hobbs, Clay County Environmental Horticultural Agent, on June 12. Hobbs’ topic is “Tough Plants for our Tough Conditions” here in northeast Florida. The meeting will be held at the Clay County Extension office at 2463 S.R.16 and Springbank Road in Green Cove Springs.

Free and open to the public, the meeting starts at 10 a.m. No registration is required. For additional details, call (904)-264-3986.

Master Gardener course

Are you interested in becoming a Duval County Master Gardener? This educational program covers an array of topics including entomology, plant propagation, lawn maintenance, vegetable gardening, trees and more. Classes are held from 9:30 a.m. to 3:30 p.m. on Wednesdays beginning July 19 through Oct. 4.

In return, participants agree to volunteer for 75 hours of service within the first year and 35 hours for each subsequent year to Duval County Extension in order to remain active in the program. An additional 10 hours of continued training is required

each year as well. The cost to attend is \$100, which covers books and training materials.

To request an application, email delvalle@coj.net or call Sarah at (904) 255-7450. Applications must be received by Monday, June 19 at 1010 N. McDuff Ave, Jacksonville, FL 32254.

Alpine Groves field trip

Join the Ixia Chapter of the Florida Native Plant Society on a field trip to Alpine Groves Park on Saturday, June 24.

Located at 2060 Florida 13 in Switzerland, Alpine Groves consists of 54 acres in northwest St. Johns County, between the St. Johns River and the William Bartram Scenic Highway. Robert Burks, an aquatic biologist, will

lead a walking tour through the vegetation of the St. John’s shoreline, also known as the riparian zone. Burks will identify and discuss the importance of the large variety of flora and fauna in this area.

The free tour is open to members, guests and the general public. Participants should arrive by 9 a.m. and proceed to the circular parking area at the old homestead, where there will be Ixia signage. Water, sunscreen and insect protection are recommended, as well as lunch and a folding chair for a picnic after the event.

For more information, go to ixia.fnpschapters.org and click on the “Events” tab. Send submissions to homes@jacksonville.com.

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