



“National Realty Development Corporation is bringing a new level of environmental awareness to the luxury homes market”

Steven Winter Associates, Inc.

Large, Luxurious and LEED[™] Windermere on the Lake

Stamford, CT

Project Data:

Green Luxury Single Family Homes

Meeting ENERGY STAR[™] and LEED for Homes[™] certification is no small feat for the first of 24 luxury homes planned for the 74 park-like acres named Windermere on the Lake developed by National Realty Development Corporation Residential (NRDC). The 8 bedroom, nearly 8000sf home can boast the following: coffered ceilings, a wine cellar, library, and home theatre, two 2-car garages with attached mudrooms, a chef's kitchen, and a luxurious master suite with steam shower. All this and its green rating indicates the home has less environmental impact than a home conventionally built at one third its size.

It all begins with a high performance envelope. Closed cell sprayed insulation and fiberglass bats create R-27 wall cavities and ENERGY STAR labeled Marvin windows provide a U-value of 0.33. A ground source (geothermal) heat pump system utilizes the soil as a heat exchanger for space heating and cooling and domestic hot water. As energy costs continue to rise, the homes at Windermere will benefit from mechanical system efficiency and low infiltration. Water and energy saving ENERGY STAR labeled appliances meet the state-of-the art aesthetics while minimizing environmental impact.

Indoor air quality was top priority in these well appointed homes. The installation of an energy recovery ventilator ensures the ASHRAE 62.2 minimum of 148 CFM minimum continuous outside air is met with low energy impact. The hardwood floors are Forestry Stewardship Council Certified, the paint is low VOC, and the custom cabinetry is handcrafted with solid (formaldehyde free) wood.

The clustering of homes around the natural lake setting sets the stage for a challenging landscape design demanding privacy between homes while limiting the softscape to 40% turf, implementing drought tolerant plants, and leaving over 70% of each home's site permeable to infiltrating stormwater.

With no pre-existing water and sewer, NRDC implemented an innovative septic plan for the entire community where high capacity infiltration chambers treat the septic discharge from all the homes collectively. Due to the highly treated end result of the effluent, the disposal area is significantly reduced in size compared to a conventional system. Control panels act as the brain of the system and require very little maintenance, ensuring that the natural setting is minimally disturbed and continuously protected.



Client: National Realty Development Corporation

Location: Stamford, CT

Building Type: Single Family Homes, 8,000+ SF, 5-6 Bed

Building Size: 24 Homes

Project Status: Construction

Reference: windermereonthelake.com

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Durable materials and meticulous construction detailing help to ensure longevity of the beautiful arts and crafts style homes. By achieving ENERGY STAR certification and LEED for Homes certification, National Realty Development Corporation has proven that a home can be spacious, luxurious, and more sustainable all at once.