

# Guest house with Havana-style cigar bar highlights Winter Garden estate

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Orlando Home Photography

The residential-style exterior of the \$1.4 million guest house belies its primary purpose as an entertaining space. (Handout photos by Kismet Davis/Orlando Home Photography)

By Tiffani Sherman | GrowthSpotter Contributor

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A flexible budget, a boozy topic to research, and creating a space meant for fun ended up being an award-winning combination for a Central Florida builder and designer.

The 3,396-square foot accessory house is part of a four-acre estate in Winter Garden's Savannah Ridge community.

"A lot of people use accessory houses as multigenerational dwellings. We used the accessory building to do an entertainment facility for these clients," explained Brad Londree, CEO of RBL Designs, and a general contractor for this project. "[They wanted] an outbuilding

to house guests, have parties, and entertain. That was the intent of the building from the start.”

The initial design was on a scrap piece of paper the clients brought to the initial meeting with RBL Designs.

“They provided a piece of paper that had a square and basically divided that square into the spaces they wanted and why they wanted them,” designer Nily Londree, VP of RBL designs and Brad’s wife, told GrowthSpotter. “So we basically took that and started designing everything.”

The resulting two-story building has a cigar lounge, a commercial-grade double cocktail station, a wet bar, a second-floor movie theater with a 180-inch screen, as well as a full guest suite.

An area dubbed the Havana Lounge is the highlight of the building with its 21-foot-long bar and custom everything, including special and aesthetically pleasing arched shelving to display the client’s extensive liquor collection.

“It was probably three months of work between myself and the millwork designer and production. It was quite a feat to complete and I think it’s just amazing,” Nily Londree said. “I love to entertain and I can see myself behind that bar mixing and serving drinks and just making everybody happy.”

The inspiration for the room came from the clients’ travels around the world.

“One of the things they like to do is experience cigar lounges. They love their wine. They wanted to blend all of the things they loved while traveling into one guest house,” Nily Londree said.

She started the difficult but enjoyable task of researching.

“They asked me to look into cigar lounges and the world of wine,” she said, adding she visited many places for inspiration, mostly in Atlanta and Las Vegas. “It was a lot of fun. I wanted something that really showed who they were.”

She also learned more about bars and bar equipment than she ever thought she would.

“We built everything from the ground up so every wall and every single angle in the room has the beauty of either wine, cigars, their piano, or the backlit fireplace. It’s quite a beauty,” Nily Londree said.

This project took 13 months to complete with a budget of \$1.4 million.

“The clients were really awesome to work with and we made their vision come to life,” she said. “The really fun thing about this project is that the clients hired us to do the entire package, from ground up to interior design.”

Brad Londree said doing everything streamlined the process.

“It would usually be two years for construction only on a project like this. We were able to do everything in house from the design work to engineering so it didn’t have to bounce back and forth between firms,” he said. “It creates an efficiency level not found with hiring multiple firms.”

The initial budget turned out to be just a guideline.

“We set a budget, but they were really open to ideas and recommendations and that was something that we had never really experienced in the past,” she said. “These clients were open and free to look at different ideas and be playful with the design and structure.”

The effort was worth it.

“We were happy to enter into the greater Orlando Builders Association Parade of Homes and we did win first place in the additions and remodeling category.” Brad Londree explained. “This was our first first place. We were very proud to win that.”

He said the combination of using some commercial-grade bar products in such a custom home setting set this project apart.

“The equipment manufacturer had never done this type of application before with restaurant equipment. We have carbon dioxide glass frosters, glass washers, and just everything that you’d find in a very high-end bar.”

The Londrees said they’re seeing the idea of an accessory house more often.

“The home stays uniquely a family accommodation and the [accessory house] becomes a true experience for fun and guests to arrive,” Nily Londree said, adding it was perfect for this project, especially since the main house was already there. “They wanted something that was unique and catered to their after-hours lifestyle and friends. [People] come over and they don’t have to go to their main house. They can go directly to the guest house to get to an event.”



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