

Custom builder to start \$4.25M spec home in Winter Park

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Wooten Built is getting to break ground on a 3,660-square-foot home in Winter Park that's being marketed for sale at \$4.25 million. (Virtual renderings by Render.Lab)



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Custom homebuilder Wooten Built is scheduled to break ground at the end of the month on a luxury spec house at 985 Lincoln Circle in Winter Park.

The home, which is steps from the Winter Park Golf Course and desirable Park Avenue shopping corridor, is already listed on the MLS at \$4.25 million.

Plans show the home will be 3,660-square-feet with a value of about \$1,160 per square foot.

"It's currently the highest price per square foot, single family home that's not on the water," said Clay Wooten, president of Wooten Built.

He said the price per square foot is in line with others that are selling in the area. “In general, the location is superb. It’s on a beautiful street with varying home designs,” he said.

This spec house has five bedrooms and five full bathrooms spread across two floors.

The primary bedroom is on the main floor along with another bedroom. Both rooms look out on to the lanai area. The entire house has high ceilings and the kitchen opens into a living space with a fireplace.

Three more bedrooms, a lofted area, and a bonus room are on the upper level.

Both stairs and an elevator connect the two floors.

“When you walk in, the house feels bigger than it actually is and there are copious amounts of windows that enable plenty of light,” Wooten explained. The house has smart home features like automated blinds and smart glass.

Renderings show an outdoor kitchen in a cabana near a large pool close to an outdoor seating area with retractable screens. The cabana will also have a bar, bathroom, and outdoor shower.

“There are certain checkboxes as far as types of materials that are used in homes in Winter Park. There are certain amenities that customers expect when investing a certain amount of dollars in a home,” Wooten told GrowthSpotter. “Is this home, I’m investing in top-notch amenities throughout.”

Inside, the home will have an organic-modern style with high-end amenities and fixtures like Wolf and Sub Zero appliances, a built-in coffee maker, and a sound system for the entire house. He said craftsmanship and details matter.

“We do what we need to do to cover what we feel 70% of the market would like,” he said, adding he is also a real estate broker. “I’m really tuned in to what the market wants, not just from a pricing standpoint, but as far as what [buyers] look for.”

The lot is almost a quarter of an acre and used to have a single-story home on it. Public records show that home was built in 1951.

Wooten Built paid \$1.1 million for the lot in late January of this year and razed the home that was on it.

“In Winter Park, that’s the normal M-O, that’s just how things are done because there are very, very small amounts of vacant land,” he said. “In Winter Park, it’s mostly redevelopment rather than raw development.”

Wooten predicted construction will take about 11 months.

The company builds two to four unique homes per year, mostly in Winter Park.

“I like to stay in Winter Park just because with increased building costs and everything, I’m able to turn a minimal profit at the end because of the end value of homes,” Wooten explained.

According to plans submitted to the City of Winter Park, the architect on the project is John Youngman

Wooten Built had two entries in this year’s Parade of Homes, both of which were sold before the competition began. Both were next to each other on Lake Sue, one was \$2.2 million and the other was about \$1.9 million.

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