

LUXENERGY BUILDING & DESIGN GROUP

PROPANE LIVING

THE FLORIDA LIVING & DESIGN GUIDE

The Backyard No One Wants to Leave

Fire lounges, outdoor kitchens & resort evenings —
designed for the way Florida entertains

BUILT FOR LUXURY. POWERED BY FLAME.

FROM THE DESIGN STUDIO

Become the House Everyone Gathers At

Walk through any showcase home in South Florida right now and you'll notice the same thing: the great room has moved outside. Sunken fire lounges, full outdoor kitchens, flame-lit pool terraces — this is what today's luxury buyers ask for by name, what architects design around first, and what guests remember. It is the defining trend in high-end homebuilding, and here it works all twelve months of the year. You know the home: the one where every birthday, game day, and holiday somehow ends up. That home is designed. Propane is how we design it: open flame anywhere on the property, restaurant-grade cooking, resort-warm pools, and the power to keep it all running through storm season. Mark what you love, and let's build the place no one ever wants to leave.

— *The LuxEnergy Design Team*

IN THIS ISSUE

- 03 **Outdoor Living Spaces**
- 04 Signature Styles Gallery
- 09 Fire, Water & Resort Living
- 11 Covered Outdoor Rooms
- 12 Fire Feature Style Guide
- 13 **Interiors**
- 16 Everyday Luxury
- 17 **Condos & Penthouses**
- 18 **Apartments & Communities**
- 19 **Luxury That Stays On**
- 20 **Why Propane in Florida**
- 21 **Design Packages**
- 22 **Who We Are**
- 23 **For Our Clients**



A large, two-story luxury home at night, illuminated by warm interior and exterior lighting. The house features a prominent balcony with arched openings and a tiled roof. In the foreground, a large swimming pool reflects the lights, surrounded by lounge chairs and a fire pit. Tall palm trees and lush landscaping are visible against a dark blue twilight sky.

Section One

Outdoor Living Spaces

The great room has moved outside — this is the space today's luxury homes are designed around

Signature Styles

Six directions for your backyard — every one designed, built & fueled by LuxEnergy.



The Modern Entertainer



The Waterfront Retreat



The Resort Backyard



The Al Fresco Host



The Linear Minimalist



The Mediterranean Estate



OUTDOOR LIVING SPACES

The Sunken Fire Lounge

This is where your parties will end — and end, and end. A conversation pit carved into the terrace, wrapped in deep weatherproof seating and centered on a ribbon of flame. Guests step down out of the sea breeze, someone refills the glasses, and suddenly it's one in the morning and nobody has moved.

- ◆ Round pit, square lounge, water-wrapped island, or dry lounge beside the pool — sized to your property.
- ◆ Shellstone and travertine stay cool underfoot; marine-grade cushions shrug off salt air and UV.
- ◆ A 48–72" stainless burner with electronic ignition, app control, and integrated step lighting.

The showpiece today's buyers ask for by name — and the first thing an appraiser walks toward.

Water-wrapped sunken lounge: twin fire bowls, LED steps, and the swim-up bar beyond.



OUTDOOR LIVING SPACES

The Outdoor Fireplace Lounge

A true outdoor living room under the loggia: grand stone fireplace, big game on the weather-rated screen above it, and deep seating that swallows your guests whole. Sunday football, date night, and Christmas-morning coffee — all in the same room, and that room is outside.

- ◆ Stacked natural stone over a sealed firebox — no wood, no ash, no smoke drifting next door.
- ◆ Weather-rated TV niche and cypress or ipe ceiling detail, coastal-humidity approved.
- ◆ Flame on demand: wall switch, remote, or one tap before the doorbell rings.

Outdoor rooms are the new great room — and the fireplace is still its heart.

Lantern light and a linear flame anchor the covered lounge at dusk.



OUTDOOR LIVING SPACES

Fire Bowls & Torchlight

The moment guests walk through the gate and see torchlight running down to the water, the evening changes. Sculptural fire bowls flank the pool, flames trace the shoreline, and your backyard becomes the resort everyone else books flights for — every night, at the push of a button.

- ◆ Cast concrete, copper, and corten steel bowls finished for salt-air exposure.
- ◆ Permanent gas tiki torches replace throwaway fuel cans — cleaner, brighter, always ready.
- ◆ Patio heaters stretch breezy waterfront evenings deep into the winter months.

The signature look of today's waterfront estates — the one every listing photo leads with.

A cast fire bowl holds the terrace as bowls and torches light the pool beyond.



OUTDOOR LIVING SPACES

The Fire Table Lounge

Cocktail hour has a new address. A cast-stone fire table anchors the lanai seating, close enough to warm the conversation and low enough to rest a glass on. It's the centerpiece guests pull their chairs toward the moment the sun drops — and the reason the party never migrates back inside.

- ◆ Cast-concrete fire tables in dining and cocktail heights, plumbed to the house line.
- ◆ Tempered glass wind guards keep the flame steady in the evening sea breeze.
- ◆ Pair with matching terrace burners for one continuous glow across the whole deck.

The most photographed seat in the house — ask anyone who has hosted around one.

The lanai fire table holds court between the loggia and the pool.



OUTDOOR LIVING SPACES

Fire, Water & Resort Living

The five-star move: flame and water in the same frame. Fire-and-water bowls spilling into the pool, a raised spa with a glowing spillway, flames reflected across an infinity edge — the effects resorts spend millions on, composed for your backyard.

- ◆ Fire-and-water bowls, pool-edge flame strips, and raised spas with lit spillways.
- ◆ High-output propane heaters: a resort-warm pool in hours and a spa ready on demand.
- ◆ Baja shelf with in-water loungers and a swim-up bar for all-day resort living.

Swim season is whenever you say it is — January included.

Twin fire bowls burn above the spa spillway as the pool glows below.



OUTDOOR LIVING SPACES

The Outdoor Kitchen

Great hosts never leave their own party. A built-in propane grill island with stone counters and bar seating puts the cook at the center of everything — searing, pouring, and holding court while the pool glows a few steps away. Dinner is a show, and you have the best seat.

- ◆ Attached to the house, freestanding pavilion, or poolside island — U-shaped chef layouts available.
- ◆ Sear stations to 60,000 BTU, pizza oven, seafood-boil burner, and beverage refrigeration.
- ◆ 304 marine-grade stainless and a dedicated buried gas line — no cylinders to swap. Ever.

In today's luxury market, a home without an outdoor kitchen feels unfinished.

Waterfront chef suite: marble island, pro grill, and a propane pizza oven glowing.



OUTDOOR LIVING SPACES

Covered Outdoor Rooms

Rain or shine, the room stays open. Under a covered lanai or motorized pergola, your outdoor living room runs on every calendar day Florida can throw at it — summer sun, afternoon storms, and the rare cool snap alike.

- ◆ Motorized pergolas and retractable screens tame sun, rain, and evening insects.
- ◆ Weather-rated televisions, ceiling fans, and infrared propane heat for true four-season comfort.
- ◆ Outdoor dining rooms and cabana kitchens finished in coastal-rated stone and timber.

The difference between a patio and a room is a roof — and a flame.

The covered lanai lounge: linear flame, sunset, and not a drop of rain on the sofa.

Fire Feature Style Guide

Every flame has a personality — find yours, and we'll build it in.



Fire & Water Bowl · Resort



Fire Table · Coastal



Linear Fire Pit · Modern



Outdoor Fireplace · Modern



Torch Columns · Island



Sunken Bench Burner · Contemporary



Section Two

Interiors

The same fire, refined for indoors — flame, endless hot water & chef-grade cooking



INTERIORS

Linear Fire Walls

When the party moves inside, the flame comes with it. A wide, low ribbon of fire set into stacked stone, marble, or Venetian plaster turns the great room wall into architecture — pure ambience without warming the room you just cooled.

- ◆ 36" to 100"+ widths with crushed glass, river stone, or driftwood-style ceramic media.
- ◆ Direct-vent sealed combustion protects indoor air quality and keeps the A/C load honest.
- ◆ Smart-home scenes: "Movie Night" dims the lights and lights the wall automatically.

The fireplace, reinvented — the centerpiece of today's showcase interiors.

A 72-inch linear fireplace floats beneath the media wall in this great room.



INTERIORS

The Chef's Kitchen

Whoever cooks, wins. A high-BTU propane range with instant, visible control under a statement hood, double ovens for the holiday crowd, and a pot filler right over the flame. Behind the walls, tankless propane water heaters send endless hot water to every rain shower and soaking tub in the house.

- ◆ Chef-grade ranges from 36" to 60" with up to 25,000-BTU burners and infrared griddles.
- ◆ Tankless hot water: multi-bath capacity, instant recirculation, zero storage losses.
- ◆ Propane dryers finish laundry faster and gentler — the everyday luxury clients notice.

Serious kitchens still cook on flame — buyers and chefs agree.

Marble, brass, and blue flame — the chef-grade heart of a LuxEnergy home.



INTERIORS

Everyday Luxury

The luxuries you notice every single day live behind the walls: propane-fired tankless water heating and gas appliances that turn routines into rituals. Oversized rain showers that never run cold, a soaking tub filled fast — twice if you like — and a linear flame beside it turning the primary bath into a private spa.

- ◆ Tankless hot water: multi-bath capacity, instant recirculation, zero storage losses.
- ◆ Steam showers, deep soaking tubs, heated comfort — and a spa-warm outdoor shower.
- ◆ Propane dryers run hotter and finish faster — gentler on linens and resort towels.

Fill the soaking tub. Then fill it again.

A linear flame beside the soaking tub — the primary bath as private spa.



BEYOND THE HOME

Condos & Penthouses

The amenity deck is the new lobby — it sells the building. LuxEnergy designs and builds the fire-lit gathering spaces that make a tower feel like a five-star resort, and the penthouse terraces owners never want to come in from.

- ◆ Amenity decks that close pre-sales: pool, cabanas, pergola fire lounge & kitchen pavilion in one composition.
- ◆ Rooftop and penthouse terraces with wind-rated burners, summer kitchens, and skyline views.
- ◆ Board & HOA ready: approvals, engineering letters, and permits — every system pressure-tested.

Developers: amenity fire features lift pre-sale absorption and rental premiums.

Cabanas, in-pool loungers, and a pergola fire lounge on the amenity level.



BEYOND THE HOME

Apartments & Communities

Renters tour ten properties and remember one: the courtyard with the fire lounge. LuxEnergy builds the amenity spaces that lease units faster, hold rents higher, and turn residents into long-term neighbors.

- ◆ Courtyard centerpieces: pool, spa & gas fire lounge — the first photo on the listing, the last stop on the tour.
- ◆ Community bar kitchens and grilling pavilions give residents a reason to host — and to renew.
- ◆ Commercial-duty burners, timers, and tamper-resistant controls built for heavy resident use.

Property managers: the highest-ROI square footage on the site plan.

The courtyard pergola lounge: linear fireplace, fire table, and pool at dusk.



PEACE OF MIND

Luxury That Stays On

When the neighborhood goes dark, your home simply doesn't notice. A propane standby generator senses the outage and restores the entire house in seconds — air conditioning, refrigeration, security, Wi-Fi, and every flame in this magazine — running for days on your own buried tank.

- ◆ Whole-home automatic standby, concealed by landscaping and quieted by sound-rated enclosures.
- ◆ A 500–1,000 gallon buried tank stores days to weeks of runtime — and propane never goes stale.
- ◆ Smart monitoring shows fuel and generator status from your phone, anywhere in the world.

In Florida, backup power isn't a luxury — it's part of a well-designed home.

Every window glowing, every flame lit — the home that never goes dark.



THE LUXENERGY STANDARD

Why Propane in Florida

Outdoor living is the signature of the modern Florida home — propane is what makes it possible.

BEYOND THE GAS GRID

Much of South Florida has no natural gas service. A buried propane tank brings full gas living to any lot — waterfront included.

ENDLESS HOT WATER

Tankless systems serve rain showers, body sprays, and soaking tubs simultaneously — and free up mechanical space.

COASTAL-TOUGH & CLEAN

Marine-grade appliances, salt-air rated fixtures, and a clean-burning fuel that will not contaminate soil or groundwater.

YEAR-ROUND POOL SEASON

High-output propane heaters warm a pool in hours, not days — spontaneous swims in January, spa nights whenever you like.

INVISIBLE INFRASTRUCTURE

A 500–1,000 gallon buried tank hides under the landscape. Smart monitors schedule deliveries before you would ever notice.

ONE TANK RUNS IT ALL

Range · outdoor kitchen · fireplaces · fire bowls · torches · tankless hot water · dryer · pool & spa heat · patio heat · standby generator.

START HERE

Design Packages

Four proven starting points — each one tailored to your property, your style, and the way you entertain. Mix, match, and expand; every package is designed, built, and fueled by one team.

THE FLAME PACKAGE

Fire table, fire bowls & gas tiki torches — the fastest way to transform an existing backyard into an evening destination.

THE ENTERTAINER PACKAGE

Outdoor kitchen with bar seating, dining area, fireplace lounge & weather-rated TV — built for hosting, sized for the whole crowd.

THE RESORT PACKAGE

Pool & spa heating, sunken fire lounge, fire-and-water features & cabanas — the full five-star environment at home.

THE WHOLE-HOME PACKAGE

Chef range, endless tankless hot water, propane dryer, pool heat, standby generator & complete outdoor living — one tank runs it all.

Not sure where to start? Bring this guide to your consultation — we'll build your package together.

Who We Are

LuxEnergy Building & Design Group is a South Florida design-build general contractor with one specialty: homes and communities designed around the flame. For more than a decade we have engineered, permitted, and built propane systems behind the region's most beautiful outdoor living spaces — and as a licensed general contractor, we build the spaces themselves. One team carries your project from the first sketch to the first flame: design, construction, gas engineering, fuel supply, and service, with no finger-pointing between trades and no detail lost in a handoff.

DESIGN-BUILD, ONE TEAM

Architecture, construction, and gas engineering under one roof — your vision never gets lost between contractors.

A DECADE IN PROPANE

Ten-plus years of gas system design, installation, and code expertise behind every burner, tank, and line we place.

LICENSED ACROSS SOUTH FLORIDA

A licensed and insured general contractor serving Broward, Miami-Dade, and Palm Beach counties.

BUILT TO THE LUXENERGY STANDARD

Every project permitted, inspected, and pressure-tested — engineered for Florida wind, water, and salt air.

Built for Luxury. Powered by Flame.

How We Work

From first sketch to first flame, your features are designed, built, and fueled by one team — LuxEnergy Building & Design Group, a licensed and insured South Florida general contractor.

01 • CONSULTATION

We walk your plans — or your existing home — and talk about how you live, host, and entertain. Bring this guide with your favorites marked.

02 • DESIGN

Your feature package is designed into the architecture: sightlines, materials, gas-line routing, and tank sizing for everything running at once.

03 • BUILD

Every LuxEnergy project is permitted, inspected, and pressure-tested before your first flame — engineered for Florida wind, water, and salt.

04 • FUEL & SERVICE

Buried tank, wireless monitoring, and automatic delivery are set up before you move in. You will never check a gauge or place an order.

YOUR IDEA LIST

☐ Sunken fire lounge

☐ Tiki torches

☐ Outdoor kitchen

☐ Tankless hot water

☐ Outdoor fireplace

☐ Linear fire wall

☐ Chef's range

☐ Standby generator

☐ Fire bowls

☐ Fire table

☐ Pool & spa heating

☐ Covered room

Mark the features you love — we will design around them.

~

Vacation Where You Live.

Every feature in these pages can be tailored to your home, your property, and the way you entertain. Outdoor living is where luxury homes are heading — the only question is whose backyard sets the standard on your street. Schedule a private design consultation and we will make sure it is yours.

LUXENERGY BUILDING & DESIGN GROUP

Licensed & Insured General Contractor · South Florida
luxenergygroup.com

BUILT FOR LUXURY. POWERED BY FLAME.