

# FOR FIRST-TIMERS AND DOWNSIZERS

## 2018 HOUSE REVIEW THEMES

- APRIL** On the Boards
- MAY** Master Suites and Baths
- JUNE** Outdoor Living
- JULY** One Plan, Multiple Elevations
- AUGUST** Luxury Homes
- SEPTEMBER** Kitchens
- OCTOBER** Pocket Neighborhoods
- NOVEMBER** Contemporary Designs
- DECEMBER** Single-Family Homes and Neighborhoods for Rent

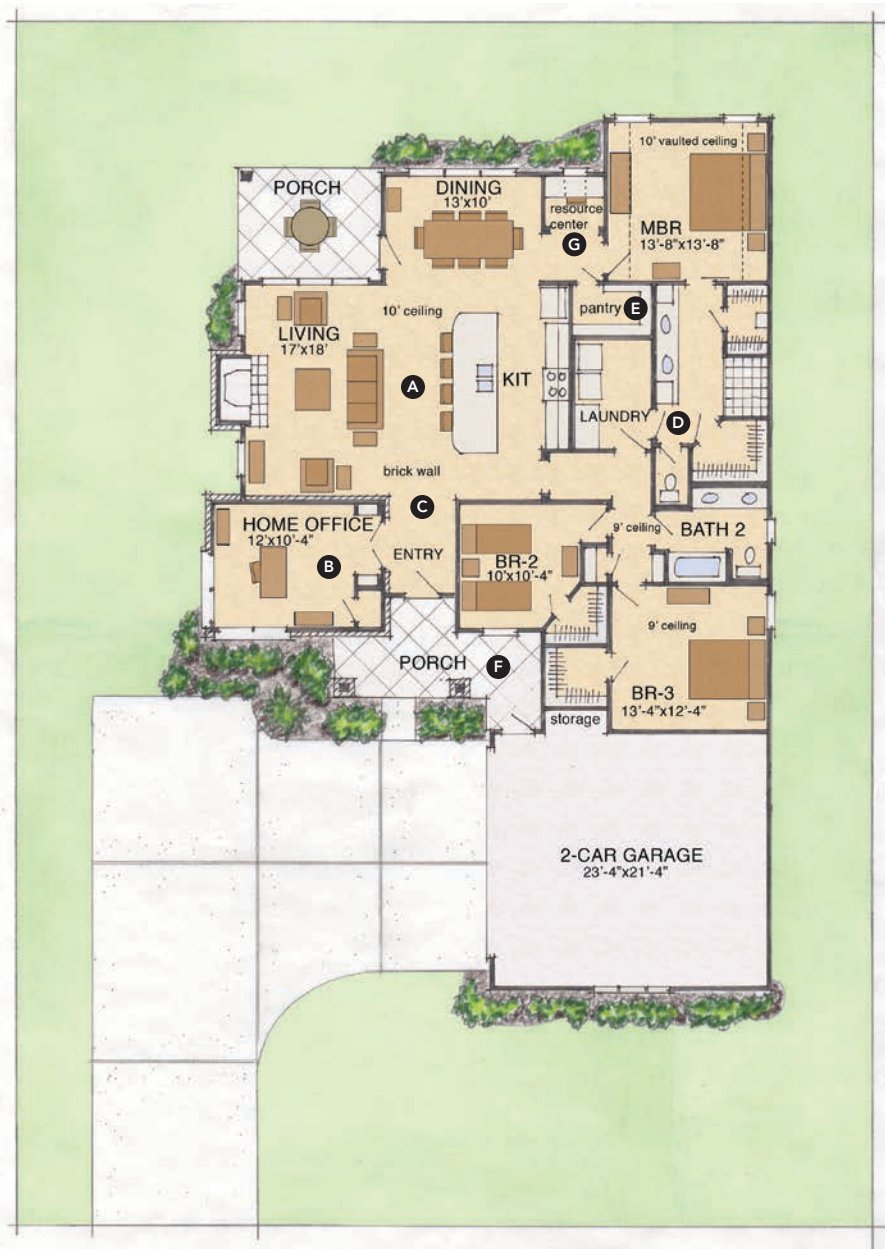
These two buyer groups are in different life stages, but their design preferences often coincide

By **Larry W. Garnett, FAIBD, House Review Lead Designer**

**M**illennial first-time buyers and downsizing Baby Boomers actually have a lot in common when selecting their new home. Sure, a Baby Boomer probably won't post an Instagram photo of themselves in their new kitchen; that's a Millennial thing. But both are often looking for an open-concept design, similar square footage, low maintenance, and, yes, high-quality finishes. Flexible spaces are also high on their lists. The same room that transitions into a nursery for a Millennial can become a hobby room or a grandkid's space for a Boomer. Indoor/outdoor areas for entertaining are a priority for both, as are spacious kitchens and luxurious master suites. Finally, value is of the utmost importance as first-timers struggle to qualify for a mortgage and downsizers desire to spend their money in other ways, such as traveling. The following pages present a variety of solutions suitable for buyers looking to reduce their living space as well as those taking their first steps into homeownership.



**W**hether homebuyers are looking for value in their first home or attempting to downsize from their current residence, this design responds with a flexible open concept. The office, defined by exposed interior brick, provides space to work at home, and a secluded master suite offers plenty of privacy and a luxurious bath. An optional door opening from the bath into the laundry provides convenient access for the downsizer or a quick path to the children's rooms for a first-time owner. A desk in the resource center adjacent to the kitchen serves as a command center for household management.



**LWG-1937**

**DESIGNER**

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**PLAN SIZE**

Width: 48 feet, 6 inches  
 Depth: 74 feet, 4 inches  
 Living area: 1,937 sf

- A** Open-concept living, dining, and kitchen
- B** The home office has built-in shelving and a storage closet, along with a 10-foot ceiling and expansive windows
- C** The brick façade that encloses the office area extends indoors to provide a dramatic wall in the entry and living room
- D** An optional door provides convenient access from the master bath to the laundry area
- E** Large pantry
- F** The front porch connects to the garage, directing the homeowner and guests to the main entryway
- G** A resource center provides a light-filled space with a desk for home management

[HOUSE REVIEW]

**BERRYESSA II**

**ARCHITECT**

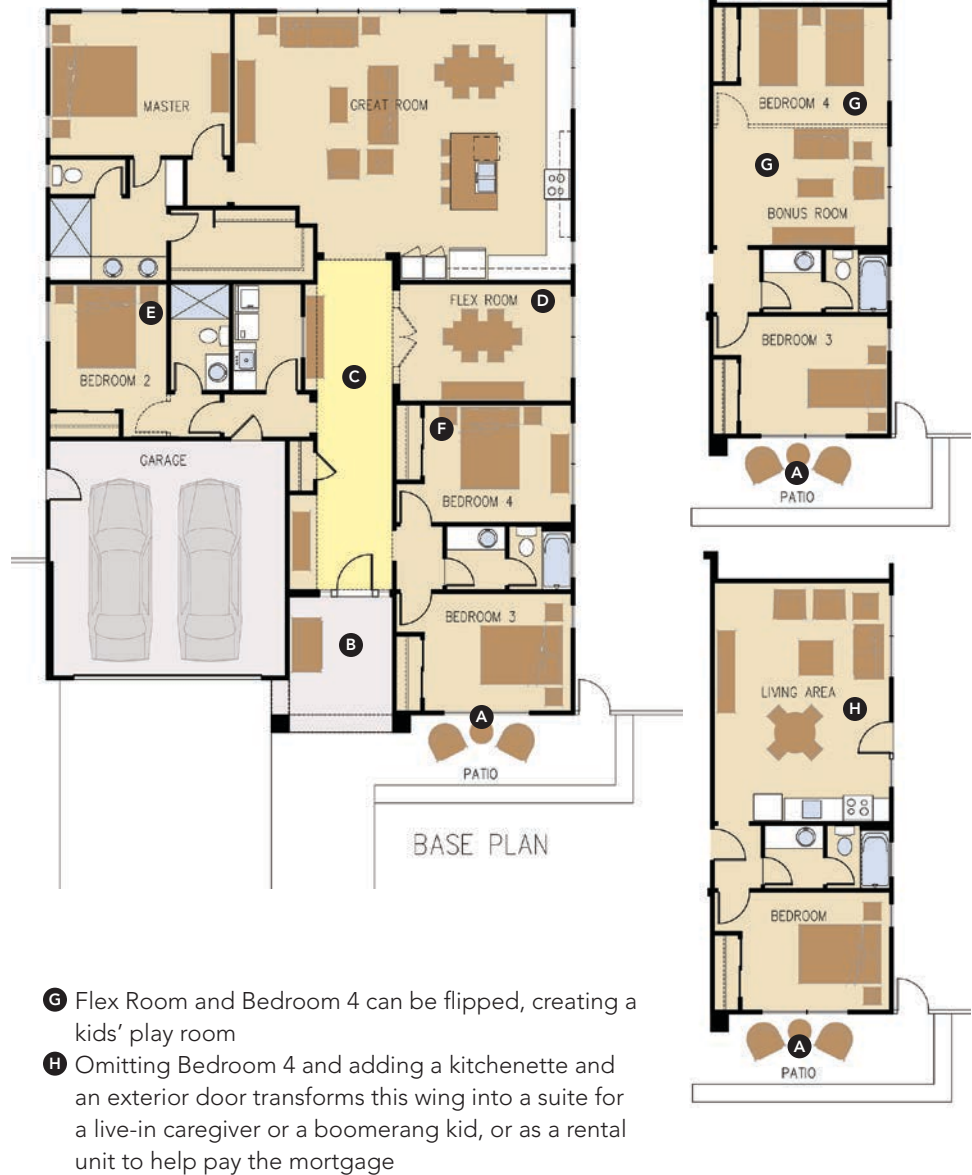
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**PLAN SIZE**

Width: 45 feet  
 Depth: 60 feet  
 Living area: 2,100 sf

- A** Option to extend slab 6 feet forward to add short wall
- B** The actual porch is inset and wide enough for a bench to take off shoes or boots before entering the house
- C** The front door leads to a cathedral-like gallery with clerestory windows on one side (indicated in yellow) while an adjacent laundry room borrows light with a high, obscured glass window; the clerestory can be flipped to the opposite side depending on site orientation
- D** Flex space is ideal for the seldom-used family dining room set that empty nesters can't seem to live without. It also can function as a study, den, or home office for the young family
- E** While unusual to have a secondary bedroom suite in a house of this size, it's handy for guests or grandparents
- F** For the move-down market, the two front bedrooms can be utilized for grandkid overnights, offices, hobby rooms, or storage; for the young family, they make up the kids' wing

**W**hether it's room for holding onto memories or room to make more memories, the needs of move-down and first-time buyers have a lot in common. Empty nesters need to house items accumulated over the years; young buyers are looking for space to grow their families. They both must consider cost but also want something with impact that they can be proud of. This plan fills out the buildable footprint with no extra room for a true porch. To compensate, there's the option of extending the slab and adding a short wall, creating a patio without going beyond the front yard setback or incurring the cost of a roof porch. This house is oriented north-south, which provides plenty of south-facing roof for solar collectors and northern light for the clerestory windows.



[HOUSE REVIEW]

VERANO PLAN 2

ARCHITECT

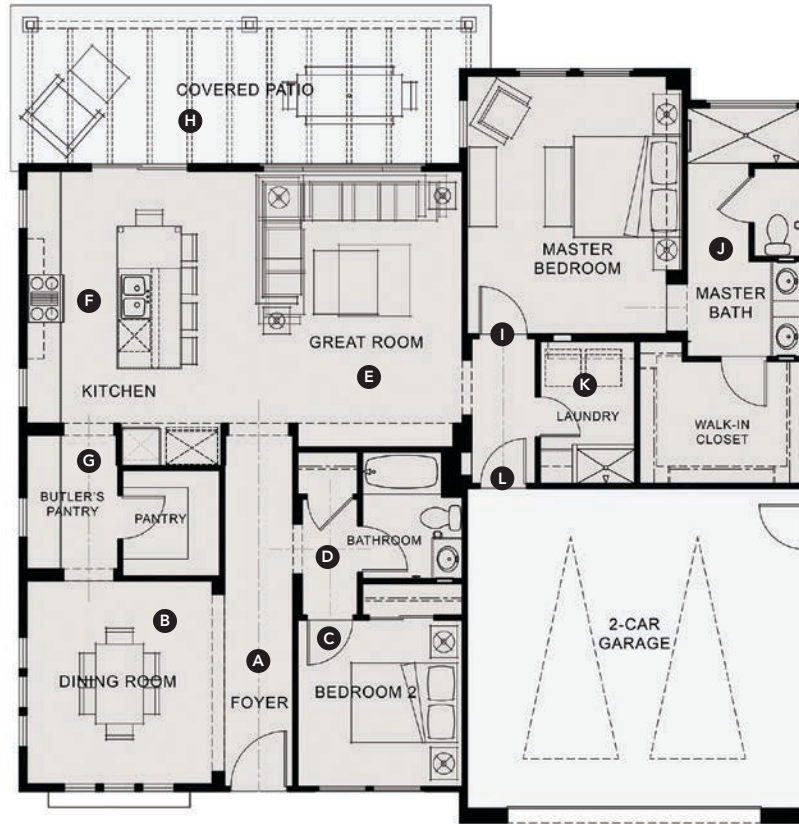
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PLAN SIZE

Width: 49 feet, 9 inches  
Depth: 50 feet, 6 inches  
Living area: 1,670 sf



Designed to attract 55+ buyers wishing to downsize, this plan surpasses the needs of those seeking a low-maintenance, cost-effective, and compact home with single-story living. (For more square footage, three second-floor “lofts” are available, offering additional guest suites, bonus spaces, and unfinished attics depending on layout choice.) An open, airy great room, together with building design efficiencies such as abundant storage and a second bedroom that can easily flex, makes these snug homes, built at 7.1 ac/du, live larger. Amenities are in abundance and provide residents with lots of ways to stay physically active and involved with others: a resort-style pool, spa, fitness center, and bocce ball courts, as well as a community garden, meeting rooms, Wi-Fi stations, a social bar, and private wine lockers.



- A** The foyer offers a “wow” moment as guests look across the great room through extensive glazing to scenic views of the hills
- B** A separate dining room can hold large groups of family and friends
- C** With direct access to a full bath, Bedroom 2 is a flex space that can serve as an office or guest bedroom
- D** The bath also serves as a common-area powder room
- E** Generously sized for this small footprint, the great room has a high-volume ceiling and 9-foot-wide windows, optimizing light and views, and offering patio access
- F** The kitchen boasts an island large enough for dining; the tongue-and-groove ceiling and farmhouse-style cabinetry tie in with the exterior architecture
- G** A butler’s pantry and a cook’s pantry provide room for storage, an optional sink, and a wine fridge
- H** The trellis-covered patio offers space for seating and dining, hewing to the farmhouse aesthetic
- I** The vestibule entry ensures privacy for the master bedroom, which has options for direct access to the covered patio and rear yard
- J** Optional master bath layouts are available; omitting the tub allows for a larger walk-in closet and shower
- K** The oversize laundry room has options for a dog-wash center and a pass-through from the master walk-in closet
- L** The garage hallway, which has a drop-zone wall niche for keys, purse, and USB plug, leads past the laundry to the master suite and great room

[HOUSE REVIEW]

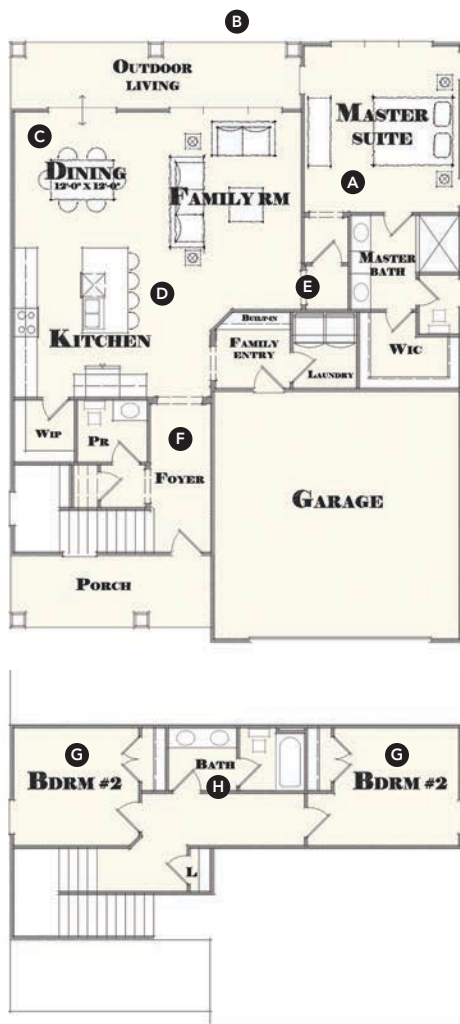
LEAN DESIGN

ARCHITECT

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PLAN SIZE

Width: 40 feet  
Depth: 53 feet  
Living area: 1,823 sf



The key to capturing market share for first-timers and downsizers is to create affordable homes that will still wow them. This is a perfect situation for implementing Lean Design, which allows builders to provide extras and upgrades to buyers without the burden of additional cost. The focus is on eliminating design waste. The structure should be easy to build and efficient. The design must be an exciting open plan with a strong exterior aesthetic. This Lean Design plan was specifically created for affordability.

- A** First-floor master is great for aging-in-place
- B** Efficient plan fits onto smaller compact sites without compromising quality of space
- C** Generous dining area ideal for family or intimate gatherings; there's space to add cabinetry to create a cool pocket office
- D** The living triangle is right-sized
- E** An alcove to the owner's suite provides privacy from the public spaces
- F** The entry foyer provides views through the depth of the home, offering a sense of space
- G** Two upstairs bedrooms make this plan perfect for first-time buyers with younger family members
- H** The shared bath features separate areas for bathing and dressing

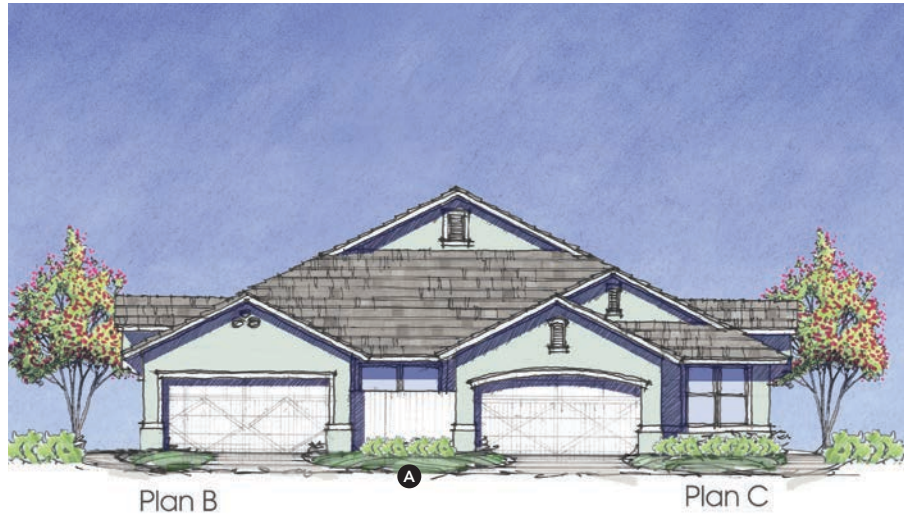
DUPLEX CLUBHOME

ARCHITECT

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PLAN SIZE

Width: 30 feet  
 Depth: 80 feet  
 Living area: 1,744 sf



**E**fficient is never a term we use in sales, but this home is the very definition of efficient. None of today's hot buttons have been overlooked; rooms are nicely sized, and there is no wasted space. The home opens into an open floor plan with the living room, dining room, and gourmet island kitchen all offering views to the private, screened lanai. The plan has a clear division between public and private spaces, with the private space down the gallery from the foyer.



- A** Although efficient, the elevation isn't overpowered by garage doors
- B** Each home has a two-car garage
- C** The open floor plan provides clear delineation of space.
- D** Gourmet kitchen with large island, casual bar seating, and pantry
- E** The laundry room is centralized for easy access from the kitchens, bathrooms, and bedrooms
- F** The master suite has a private courtyard garden, a sitting area, dual closets, dual vanities, and a large shower