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2018 HOUSING GIANTS

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MASTER SUITES

Custom features in the master suite are sought by a range of buyers

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

While some clients are intent on downsizing, others want to increase the size of their new home. Either way, buyers are paying close attention to the master suite and bath. There's growing interest in creating sitting areas, exercise spaces, and separate dressing areas. In some cases, varying work and sleep schedules prompt requests for dual master suites. In larger homes, second laundry areas adjacent to the master suite are becoming more common.

The debate about whether to include a tub and a shower continues, with smaller homes eliminating the master tub in favor of a larger shower. When tubs are included, freestanding designs are increasingly popular. (That claw-foot tub your great grandmother had and the replica that has now been streamlined? It's still the most comfortable and practical bathtub ever conceived.) On the following pages, you'll see a variety of good ideas from our design team that reflect the diverse markets we all work in and the range of clients we all work with.

2018 HOUSE REVIEW THEMES

- 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



PHOTO: COURTESY THRIVE HOME BUILDERS

Luxurious master baths aren't just for large homes anymore. An oasis-like master bath in a compact plan is now the norm. In higher-density single-family homes and townhouses, features such as indoor/outdoor showers, floating tubs, and fireplaces are often not an option. Using high-end finishes, creative layouts, and natural light offers the chance to create a spa-like bath. Below, Plan 1 is from Signature 2 at Midtown; Plan 2 is from Panacea at Stapleton.

- A** Dual bath zones individualize the layout. Each side has its own wardrobe, toilet room, and sink. The shared shower in the middle has two entrances
- B** Dual showerheads and floor-to-ceiling tile create a generously sized his/hers spa shower
- C** Using wardrobe cabinetry instead of the standard rod and shelf gives the closet area a custom feel. In this plan, space was limited, so use of the wardrobe cabinetry allowed the closet to serve as transition space between the bedroom and bathroom
- D** The mid-century styling of this home allowed for a high-vaulted ceiling with gable end glass, which admits lots of natural light without privacy concerns
- E** As in Plan 1, dual showerheads and floor-to-ceiling tile create a generously sized his/hers spa shower
- F** Split vanities and a makeup space, often reserved for larger floor plans, can create big impact in a small footprint

PLAN 1 / PLAN 2

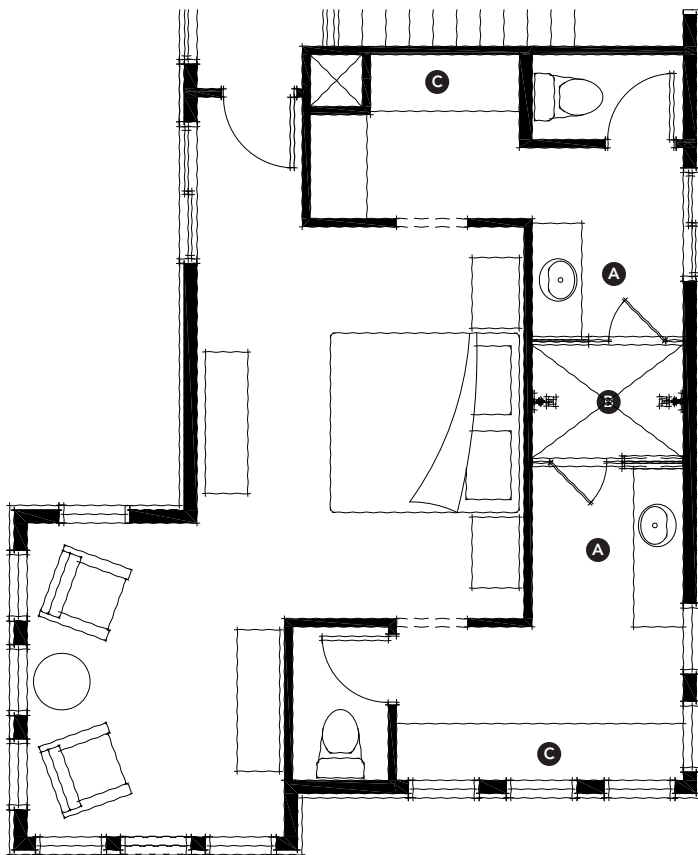
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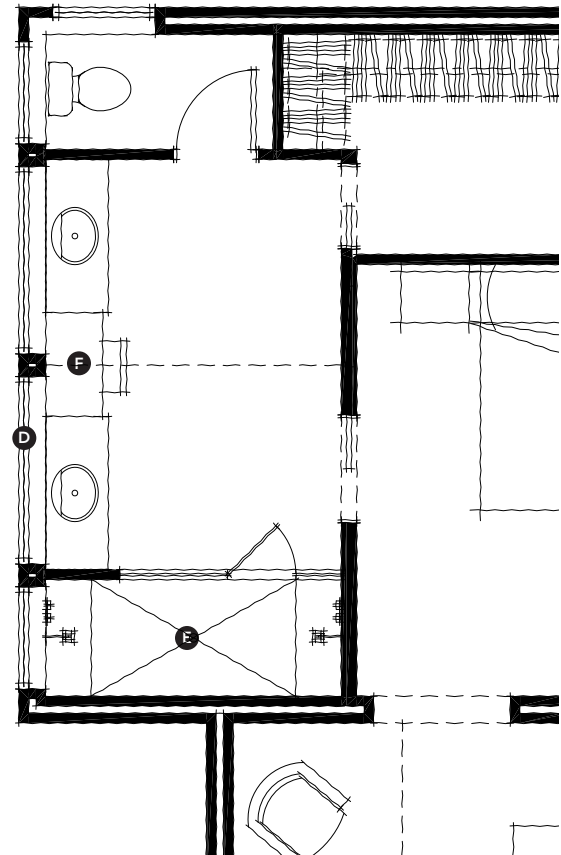
PLAN SIZE

Plan 1
Width: 25 feet; Depth: 75 feet; Living area: 1,980 sf
Plan 2
Width: 46 feet; Depth: 73 feet; Living area: 3,206 sf

Plan 1



Plan 2



[HOUSE REVIEW]

MAR VISTA HOUSE

ARCHITECT

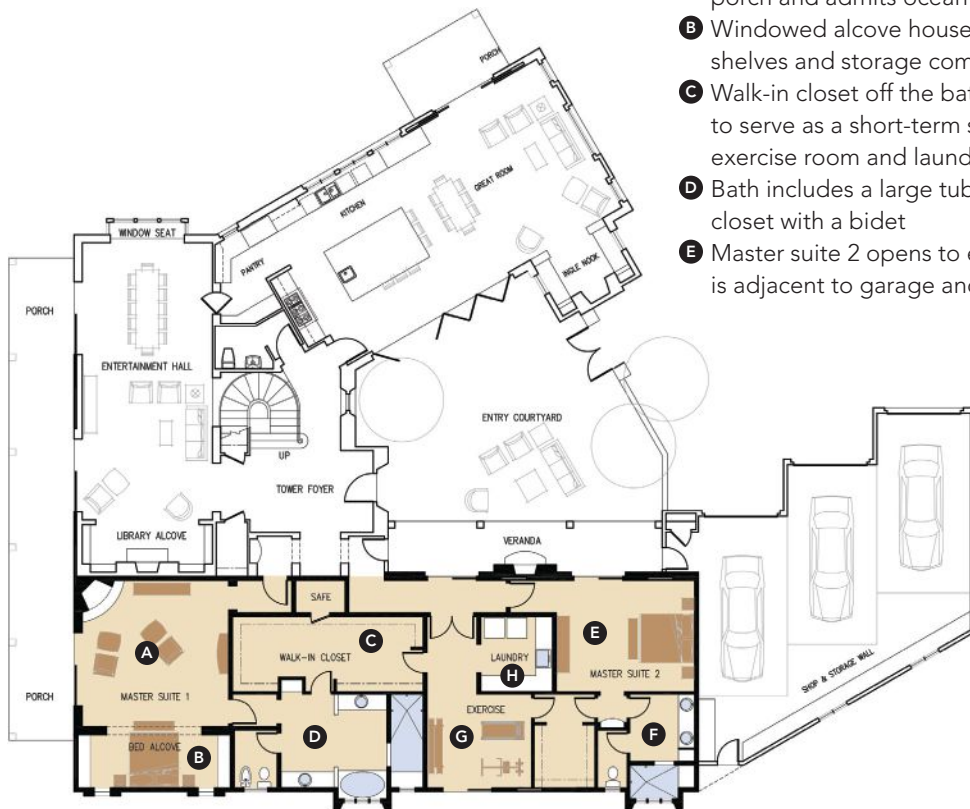
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PLAN SIZE

Width: 52 feet
Depth: 72 feet, 4 inches
Total living area: 5,000 sf



Sited on an oddly shaped lot, this custom home was built for a couple with radically different schedules. To ensure uninterrupted sleep, a second master suite was included. The two-room design accommodates the early and the late riser and gives a chance to escape snoring or illness. The second suite could also serve guests and offers a potential living space for an in-home caretaker in the future. The second floor houses three additional bedrooms overlooking the entry courtyard.



- Ⓐ Main master suite is shielded from the foyer by two vestibules. There's a corner fireplace and a pocket slider that opens to a porch and admits ocean breezes
- Ⓑ Windowed alcove houses the bed and is lined with bookshelves and storage compartments on both sides
- Ⓒ Walk-in closet off the bath has a concealed safe large enough to serve as a short-term safe room. The closet opens to the exercise room and laundry
- Ⓓ Bath includes a large tub; oversize, doorless shower; and water closet with a bidet
- Ⓔ Master suite 2 opens to entry courtyard via pocket slider. Suite is adjacent to garage and convenient for working partner
- Ⓕ Second master bath is more basic but has an oversize shower with a window wall
- Ⓖ The two master suites have access to the exercise room via walk-in-closets. A glass pocket door opens the space to side-yard exercise options. The room also takes advantage of cross breezes when it's open to the entry court
- Ⓗ Laundry is convenient to both suites and the exercise room. Second-floor laundry is handled on the upper level

[HOUSE REVIEW]

ALMERIA AT PACIFIC HIGHLANDS RANCH, PLAN 3

ARCHITECT

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PLAN SIZE

Width: 50 feet
Depth: 72 feet, 4 inches
Living area: 4,343 sf (total);
1,100 sf (suite)



Situated at the rear of a U-shape residence with views to the courtyard and the rear yard below, Almeria's master suite is accessed through a vestibule and a small hall off the spacious bonus room, where the family gathers for movies, games, and conversation. The feeling of privacy continues in the master bath, which leads to a private covered deck—the perfect place for morning coffee.

- Ⓐ Illuminated on three sides by Juliet balconies and a window, the master bedroom's white painted board-and-batten walls add to the contemporary farmhouse style of this model
- Ⓑ A glass wall in the master bath divides wet and dry areas. Three skylights centered above the double vanity and freestanding tub admit lots of natural light
- Ⓒ Visible from the master bath through a pair of sliding glass doors, the private covered deck looks onto the rear yard, with only a window to the neighbor
- Ⓓ At 48 linear feet of closet space, the walk-in closet, which receives light from the outdoor deck, was designed to resemble a dressing room in a clothing boutique
- Ⓔ The bonus room is a casual hangout space for the entire family and is large enough to be closed off as a theater, with a comfortable hallway to the master suite



BUILDER / DEVELOPER: PARDEE HOMES; PHOTO: ERIC FIGGE

[HOUSE REVIEW]

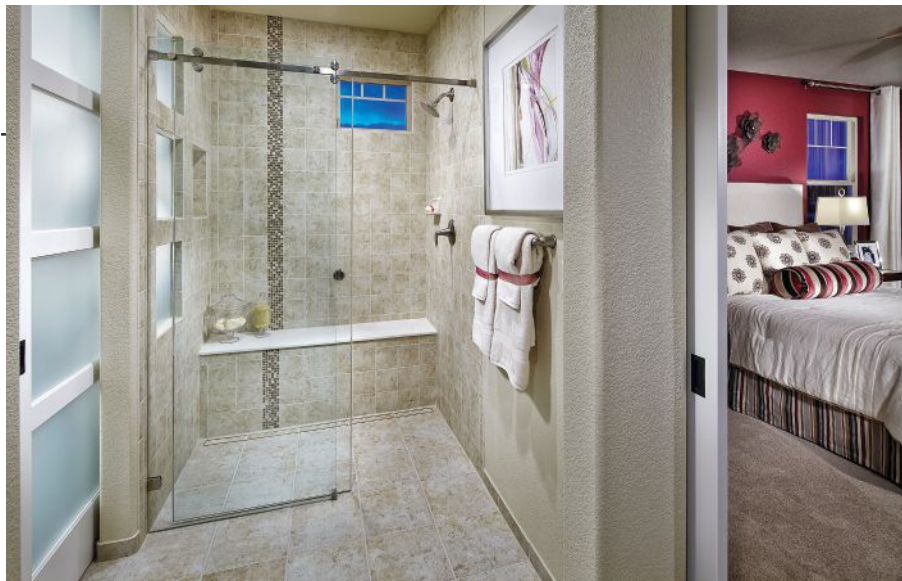
VALENCIA

DESIGNER

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PLAN SIZE

Width: 27 feet
Depth: 25 feet
Living area: 675 sf (standard);
857 sf (additional sleeping
suite)



Roughly 75 million Baby Boomers live in the U.S., and they're more educated and aware than ever about the importance of aging-in-place features in the home. Targeted to the 55-plus buyer, this plan offers standard and optional aging-in-place features for a great empty-nester fit. The homes are designed to allow residents to thrive at home for as long as possible.

- A** A vestibule off the master bedroom offers ease of access by removing the bathroom door without sacrificing privacy or quiet in the bedroom itself
- B** Sliding door also offers ease of access
- C** Zero-threshold shower and built-in bench are universal design features, with potential to widen the shower door
- D** Roll-in closet has door that's wide enough for wheelchair access
- E** Ample storage for linens, toiletries, and health supplies
- F** Optional door offers direct connection to outdoor room
- G** Freestanding tub provides option for spa-style bath
- H** Accessible walk-in or roll-in tub option
- I** For couples who sleep apart, master suite can include a second sleeping suite that connects to the master bath and closet



[HOUSE REVIEW]

TRADITIONAL MASTER BATH

DESIGNER

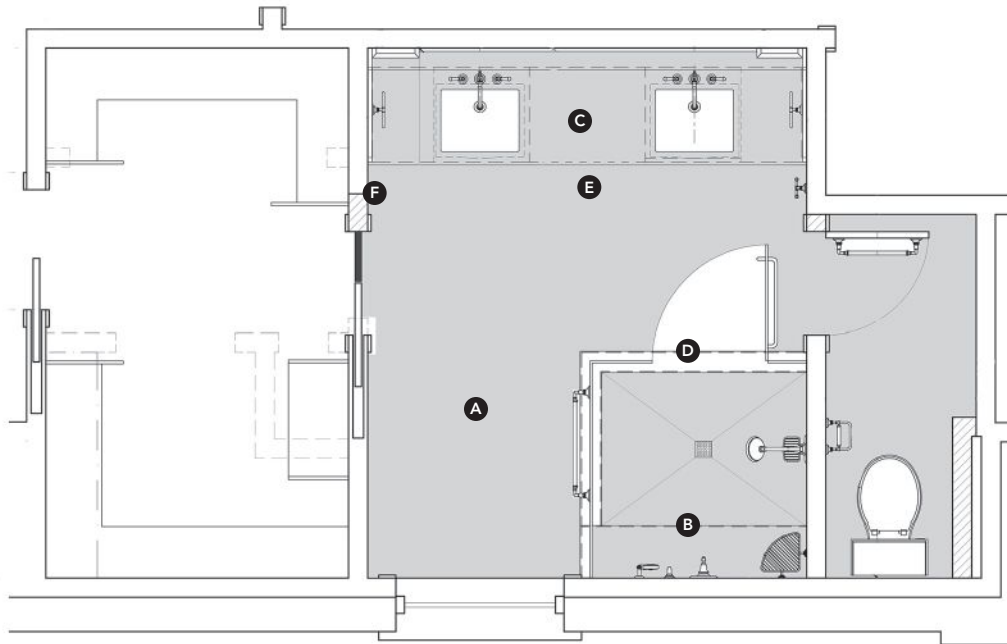
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PLAN SIZE

Width: 18 feet
Depth: 10 feet, 4 inches
Living area: 109 sf



The floor plan for this master bath was completely changed. The existing plan had prime views of the toilet, which bothered the client. By moving the toilet stack, we were able to add a larger shower. Mosaic tile and subtle patterned wallpaper make this bathroom unique. Polished chrome hardware and fixtures add a stylish finish.



- A New floor plan adds more space and eliminates client complaints about the existing space
- B Mosaic tile decorative shower wall panel
- C Double sinks with ledge for display
- D Tempered glass shower enclosure
- E Carrara quartz countertops
- F Wainscot paneling