



Adapting an Existing Home for Today's Lifestyle

At DDC we have renovated many traditional and contemporary homes through innovative design solutions for our clients. Every homeowner who has ever lived in a traditionally designed home knows the challenges and sacrifices that such small spaces can have on a modern, active or growing family. That challenge is often tackled by Architects and creative Design/Builders such as DDC to help homeowners accommodate their individual needs.

Couples who entertain and/or have a large family want to increase the "hang-out" space in their homes. An expansion off the rear of the home into a large family room or pushing out the kitchen and breakfast area and opening up the space can turn a traditional

(Floor) Planning for Your Lifestyle

The vast majority of new homes feature traditional "three-bedroom, two-bath" floor plans that appeal to the broadest range of homebuyers. But builders like DDC who are attuned to increasingly diverse household formations and lifestyle needs are beginning to offer creative design options.

Such "lifestyle-specific" floor plans are developed to meet the needs of specific groups of buyers. These include singles, retirees, professional couples without children and multigenerational families. These "splinter groups" now make up more than half of the home buying public. They are looking for new homes that fit their lifestyle-specific circumstances.

Examples of lifestyle-specific floor plans may include the following:

- An active adult couple, recently retired from full-time work and moving down from a larger family house, appreciates a floor plan with a generous master suite and large, open entertainment areas on the main level. This layout puts all necessary rooms on one floor, enabling the couple to accommodate a temporary or permanent disability as they age. Occasional guests, including the grandkids or friends from the old neighborhood, enjoy bedrooms on the second floor, offering privacy for everyone.
- A young professional couple without children might enjoy a luxurious master suite and a full guest suite, as well as a dedicated home office with a private bathroom. Their lifestyle might also suggest a large, upgraded kitchen, a formal dining room, and a generous gathering or entertainment space.
- A household supporting multiple generations might consider a space-efficient master suite and three secondary bedrooms, trading footage in those rooms for larger common areas. Similarly, spaces such as a separate dining or living room might be replaced for open areas that support everyday use like an informal eating nook. To gain even more living space, there might be a full bedroom suite or office above the garage, which offers a variety of flexible and multi-use functions.
- Single buyers might prefer floor plans featuring two, well-appointed master suites, typically on different levels. This plan accommodates unrelated buyers or adult guests of the owner. A home office is also essential to these buyers, as are comfortable

colonial into a contemporary open plan. With today's larger selections and options for appliances, cabinets and finishes, kitchens can be customized to fit every lifestyle and add resale value to an older home.

Retired baby boomers want to upgrade their existing homes to accommodate visiting family, maybe add a home office or expand their old bedroom into a luxury master suite. Space over existing garages can afford couples to expand existing areas into a much larger area. The new master bath becomes their retreat by upgrading to a large soaker tub and/or oversized showers with multiple shower heads, private water closets and larger wardrobe closets.

No matter what style your home may be or what decade it was built, a well informed designer will help you adapt that home to your lifestyle. A creative designer will make sure the addition will appear as if it was always meant to be there.

and space-efficient areas for entertaining and cooking.

These and other lifestyle-specific floor plan concepts are just now becoming mainstream. A welcome sight among homebuyers who appreciate the flexibility to meet their specific lifestyle needs and glean the greatest value from their new-home investment.

Warm regards,

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