

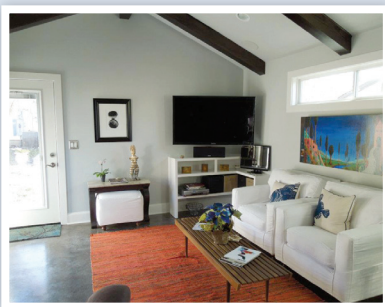
Remodeling & New Construction Talk...

What's In, _____ What's Out for 2012

We're witnessing a cultural pendulum shift from conspicuous consumption to enduring practicality. Today's buyers are applying economic realities and lessons learned from previous homes to build their new homes smarter. It's no longer about keeping up with the Joneses...

IN:
Energy & Space Efficiency
OUT:
Soaring Cathedral Ceilings

Buyers increasingly prefer warm, functional spaces, to cold, austere, and energy-inefficient two-story caverns. Double story entrance foyers, dual staircases, and gratuitous volume spaces are now passé. "Our customers are tired of expensive heating and cooling bills. They want more value with functional living spaces on both floors," says Bella Vista Partner Darin Breedlove.



"This creates space for a fourth or fifth bedroom or an extra bathroom, which adds value at resale to the home."

IN: *Storage Rooms and Large Closets*
OUT:
Dedicated Offices

Today's storage room or "drop zone" is a larger version of a mudroom, with organized space for everything from wet boots and backpacks to mail. Breedlove says, "It's customizable to the needs of the family, whether the priority is getting kids ready for school, or storing work-related equipment". Buyers not only want these dedicated storage rooms, but they also want more abundant storage and closet space throughout the house.



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Darin Breedlove, CR, CGR, CGP, CAPS
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Getting sacrificed is a dedicated office, no longer necessary with laptops, tablets, and portable computing. Buyers now want multi-use media/work/exercise/meditation rooms in place of the single-use office.

IN: *Integrated, Open Gathering Areas*

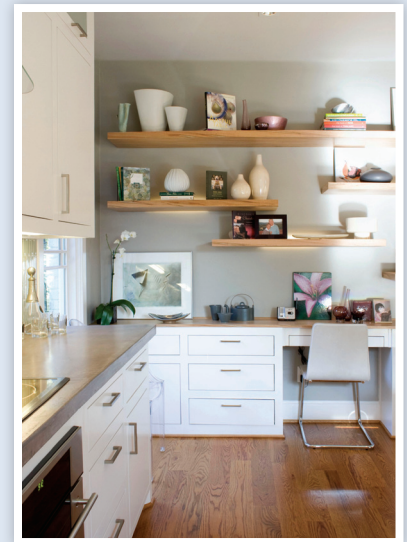
OUT: *Separate Formal Living and Dining Areas*

Expensively decorated, barely-used formal rooms are now the antithesis of today's pragmatic design concepts. Integrated areas for daily living and formal entertaining, with the kitchen as the central hub, are the new norm.

In lieu of the wasted formal and two-story foyer spaces, buyers often want higher ceilings in the central living and entertaining areas. 9-foot ceilings are the new standard, and 10 and 11-foot ceilings are often

requested for a more luxurious feeling in a home.

We love today's home design trends. Pragmatism leads to lasting contentment and fewer regrets – exactly what we strive for in every new Bella Vista home. Even the Joneses can appreciate that . . . eventually.



More Trends for 2012

IN

*Outdoor Living Spaces
Hi-Tech Gourmet Kitchens
Jack & Jill Bathrooms
Game & Media Rooms
Tankless Water Heaters
Steam Showers*

OUT

*2nd Staircases
Faux Commercial Kitchens
Piano Rooms
Wicker Furniture Rooms
Soaker Tubs & Jacuzzis
Breakfast Nooks*

What do you think of today's design trends?
Feel free to post your opinions at
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