

TIFFANY

ARCHITECT

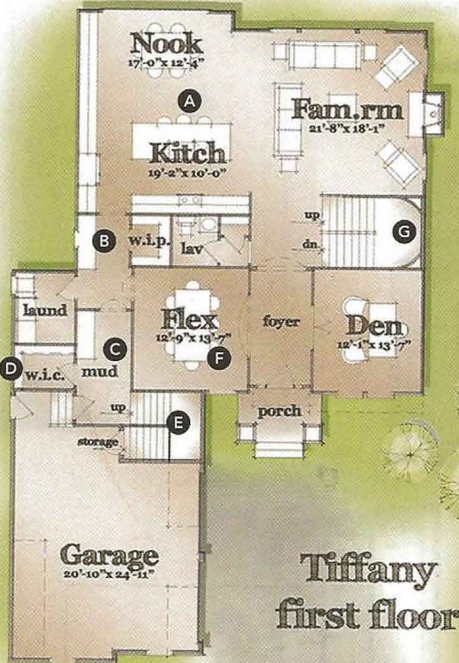
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PLAN SIZE

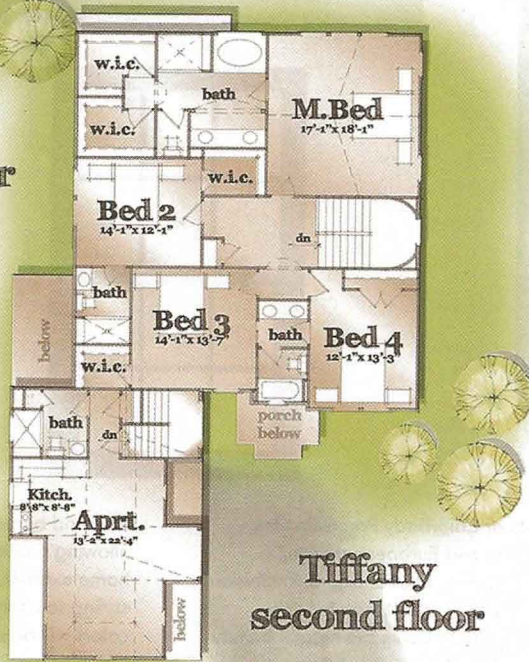
House: 3,780 sf
Living area: 1,804 sf
Garage: 441 sf



Consumers need compelling reasons to move up, and builders often make the mistake of assuming that a move-up home just means additional square footage. In the move-up arena, plans need to have a hint of luxury, special spaces, and generous room sizes. These amenities are the secret to enticing buyers to make the leap for their next home.



Tiffany first floor



Tiffany second floor

- A** Large functional kitchen that is open to the dining/great room creates a great space for entertaining. The living/kitchen/dining arrangement is incredibly popular. The spaces are often delineated by ceiling treatments.
- B** Fussy butler's pantries are on the way out. Instead the space has become more casual and becomes an area for wine storage, glasses, etc.
- C** The family entrance works well as a drop zone and is a great place to keep the family organized.
- D** Large walk-in closet for bulky athletic equipment—golf, hockey, you name it
- E** This stair leads to a private apartment on the second floor.
- F** Flex room provides an opportunity for a formal dining room or, in combination with the den, can be used for the increasingly popular his/hers offices.
- G** Curving the back wall of the switchback staircase is a great way to dress it up without breaking the bank.