

LUXURY HOMES

2018 HOUSE REVIEW THEMES

SEPTEMBER Kitchens

OCTOBER Pocket Neighborhoods

NOVEMBER Contemporary Designs

DECEMBER Single-Family Homes and
Neighborhoods for Rent

High-functioning plans that offer appealing scale, special features, and ample square footage

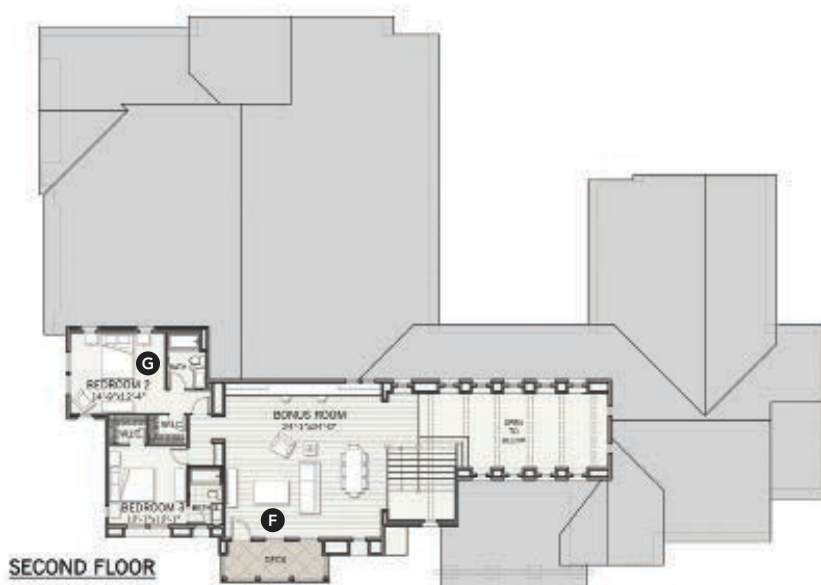
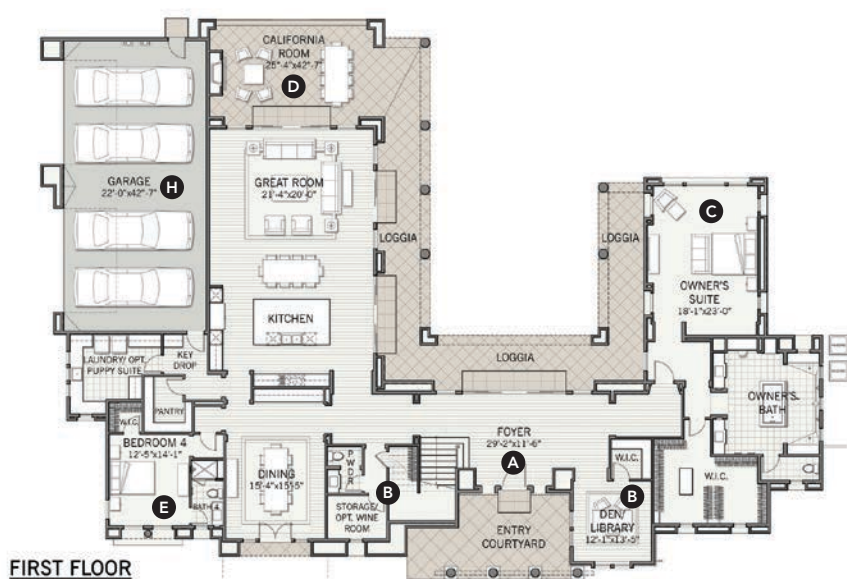
By Larry W. Garnett, FAIBD, House Review Lead Designer

Defining the term “luxury home” has always proved somewhat of a challenge. While we tend to assume that larger square footage is a basic ingredient, luxury is about far more than just size. As you review the following designs from our team, you’ll see several common elements that characterize a luxurious design, from an amazing level of craftsmanship and attention to detail, to features such as verandas and loggia-flanked courtyards with fireplaces, fountains, and stunning vistas blurring the lines between indoors and out.

House Review’s annual look at luxury homes always offers surprises, and this year is no exception. Notice the specialty areas such as massage therapy rooms, climatized storage, and music rooms or art studios. As unique as these features may be, the home designs themselves maintain a high level of functionality and scale. Each plan addresses the client’s preferences while taking full advantage of the building site.



This two-story, four-bedroom, 4½-bath home, designed in a hacienda style, has open floor plans that emphasize an indoor/outdoor experience. With lot-specific plotting, no two homes are sited the same, creating a semi-custom home. Multiple areas of the home offer a connection to the outdoors via pocket doors, and there are multiple flex spaces. Located on the western peak of a master planned community with neighborhood parks, pools, and trails, this home is truly a luxurious retreat. (Developer: CalAtlantic Homes, a Lennar company.)



ARTESIAN ESTATES PLAN 3

ARCHITECT

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PLAN SIZE

Width: 120 feet, 6 inches
Depth: 84 feet, 6 inches
Living area: 5,562 sf

- A** Entry courtyard opens to foyer, which in turn opens to the indoor/outdoor loggia, creating a central courtyard
- B** Flex spaces include a den/library/office, storage/optional wine room, ground-floor bedroom for a guest suite/multi-generational living arrangement, and a bonus room upstairs
- C** Ground-floor master suite has a walk-in closet with island, master bath with dual sinks, soaking tub, large shower, and optional California room
- D** The California room off the great room offers outdoor dining space, great for entertaining
- E** Ground-floor bedroom allows for multigenerational living
- F** Large bonus room with deck
- G** Each bedroom has a full bath and walk-in closet
- H** Spacious four-car garage



[HOUSE REVIEW]

CONTEMPORARY HILLSIDE RETREAT

ARCHITECT

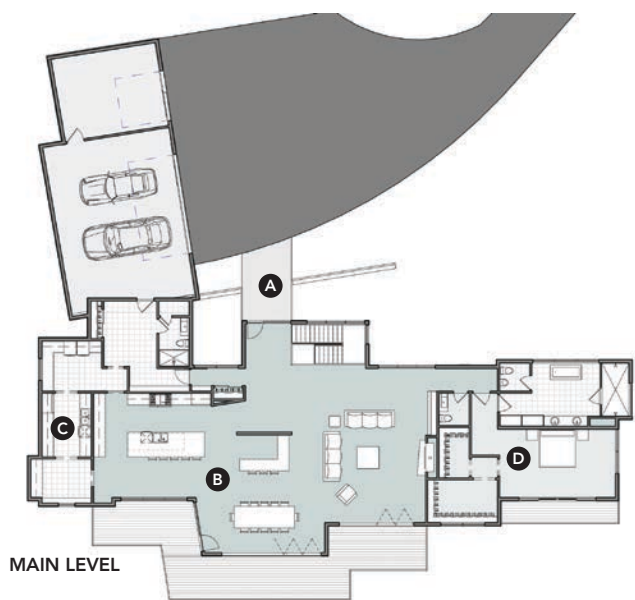
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PLAN SIZE

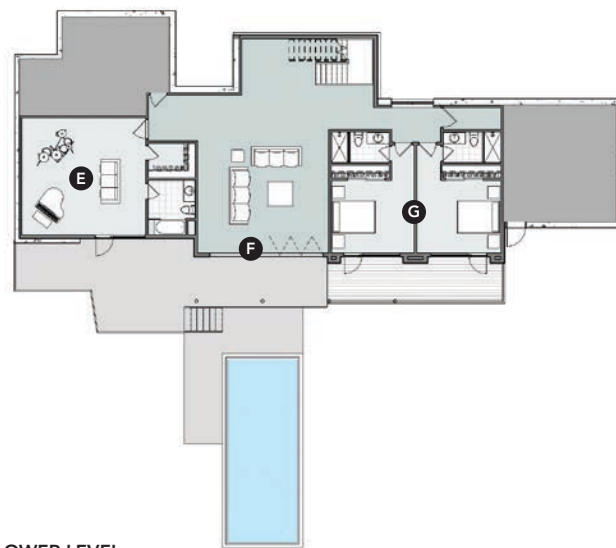
Width: 109 feet
Depth: 93 feet
Living area: 5,564 sf



This custom home on a steeply sloping site only comes into view as you proceed down the driveway, revealing expansive vistas of the surrounding mountains and nearby city of Colorado Springs. Designed for an empty-nester couple who lived abroad for many years but wanted to retire closer to family, the home nestles into its wooded surroundings with clean lines, a modern aesthetic, and a natural color palette. Oriented to take full advantage of sweeping vistas to the east, nearly every room boasts a spectacular view and connection to the outdoors. Perfect for entertaining, the home features an open floor plan with a bar at the heart of the main living area—a feature not typical in the U.S. but inspired by the homeowners' international travels.



MAIN LEVEL



LOWER LEVEL

- A** Elevated bridge over retaining wall creates a memorable front entry
- B** Main living areas are modern and open. Two sets of oversize bifold doors blur the lines between indoors and out
- C** Service areas are tucked to one side of the home, including a scullery with a second sink and dishwasher—perfect for keeping dirty dishes out of view

- D** Master suite retreat offers expansive views, his-and-hers walk-in closets, and a bath with a two-person shower
- E** Designed to be a music room, this space could also be used as a third guest suite or office
- F** Walk-out lower level opens to the outdoors with bifold doors and easy access to the infinity-edge pool
- G** Spacious matching guest suites offer privacy and comfort for visiting family and friends

THE COURTYARD HOUSE

ARCHITECT

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PLAN SIZE

Width: 124 feet
Depth: 124 feet
Living area: 4,500 sf



This custom home in a community where snowbirds flock to escape northern winters provides the artist-owner with a full-time house as well as a rental unit to take advantage of the seasonal rental market. The client wanted privacy, yet to be able to use the whole house when the rental unit wasn't occupied. A central courtyard separates the main house and rental unit, and the public rooms focus on the mountain views to the rear of the site.

- A** Three separate entry points maximize privacy: the family entry court, the rental entry court, and the formal entry, which opens into the main courtyard
- B** The formal entry leads to a protected courtyard with a fireplace. Verandas on two sides of the court offer covered access between house and rental unit
- C** The two-bedroom, two-bath rental unit has a kitchen, laundry, living area, and two courtyards. The living room court has a fireplace, and the court shared by the bedrooms has a hot tub
- D** The main house has access from the entry court directly into the gallery. The view at the north end of the gallery terminates at a courtyard fountain, while the view through the music room focuses on a distant landmark
- E** The great room features a beamed ceiling and French doors that open out to the east and a view of the mountains
- F** The music room bay window has a view of the mountains; a pocket door opens to the master court



- G** The master suite has a large courtyard with a fountain and an indoor/outdoor fireplace adjacent to the bathroom tub. The tub itself is part of the shower room and open to an outdoor hot tub. Access from the master to the closet and bath area is through a mirror-lined rotunda with a skylight
- H** The north courtyard is a work area for the artist in the family and provides access to the sculpture studio
- I** The sculpture studio has its own bath and a daybed for overflow guests. It could also function as a fourth bedroom

[HOUSE REVIEW]

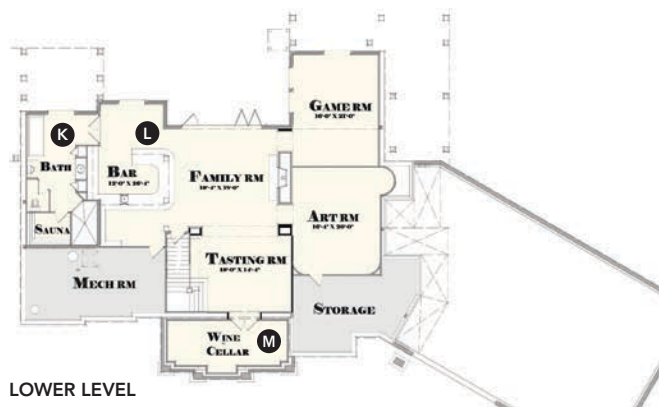
RENEE

ARCHITECT

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PLAN SIZE

Width: 75 feet, 4 inches
Depth: 57 feet, 6 inches
Living area: 8,229 sf



Luxury homes are typically large, well-appointed, and of the highest quality, and this house delivers all that and more. Designed to be nestled in nature and overlooking the beautiful surroundings, the home boasts 1,160 square feet of porch and deck space and 1,766 square feet of garage space.

- A** Luxury master suite with its own covered patio brings you closer to nature
- B** Sitting area acts as a retreat space
- C** The master bath is a relaxing place to unwind after a hard day
- D** Two-story great room offers ample light from the outdoors and breathtaking views
- E** Large, open kitchen and dining area admit abundant natural light
- F** Four-car garage with plenty of storage
- G** Grand entry has a long view through the great room
- H** The upper loft is a place where kids can relax with friends
- I** Every bedroom is a large suite
- J** Guest suite in its own wing provides added privacy
- K** Spacious bath has its own sauna and room for a tanning bed
- L** Custom bar offers plenty of space for entertaining
- M** Wine cellar off the tasting room

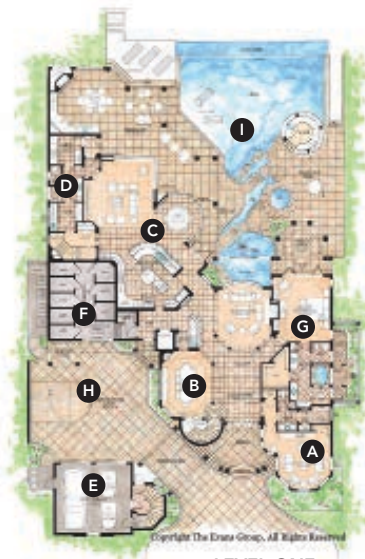
ISLAND LUXURY

ARCHITECT

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PLAN SIZE

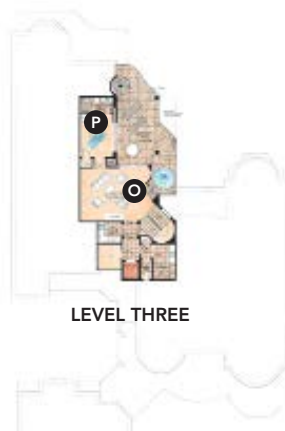
Width: 85 feet
Depth: 140 feet
Living area: 9,997 sf



LEVEL ONE



LEVEL TWO



LEVEL THREE



LEVEL FOUR

Fractional ownership for a second home is still a viable option for many luxury buyers—it's not the dreaded time-share. This home has up to 10 individual owners, each owning five weeks, leaving two weeks for scheduled yearly maintenance and freshening. This buying option gives owners much more bang for their buck, with far less stress and responsibility. With just under 10,000 square feet on four levels and the ability to accommodate 20 people, this home defines luxury vacationing. And, of course, there's an elevator.

LEVEL ONE

- **A** Chart room
- **B** Wine cellar, dining, and bar/butler's pantry
- **C** Gourmet oversize kitchen, café, leisure room
- **D** Cabana/changing room with lockers
- **E** Garage for two cars or four golf carts
- **F** Eight lockout climate-controlled storage rooms that can be used as humidors, wine coolers, or beach storage
- **G** Master suite for senior owner
- **H** Sports court
- **I** Pool with beach entry, shallow pool for kids, spa, tiki bar

LEVEL TWO

- **J** Private stateroom/study above garage
- **K** Captain's quarters master suite
- **L** Two secondary suites
- **M** Billiard parlor and entertainment area
- **N** Outdoor verandas

LEVEL THREE

- **O** Crow's nest stateroom
- **P** Massage therapy room

LEVEL FOUR

- **Q** Widow's walk