

# LUXURY HOMES

## 2017 HOUSE REVIEW THEMES

NOVEMBER On the Boards

DECEMBER Contemporary Designs

Packed with special features and deluxe details, these high-end homes prioritize smart use of space

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

For those of us who saw the housing bubble burst in 2007 and endured the resulting recession, the idea of building large luxury homes may still seem daunting. In spite of predictions that large homes would likely never again be a substantial part of the market, the average size continues to rise. But does generous square footage define a luxury home? Considering recent media coverage of luxury tiny houses and luxurious cottages, size may not be the most important element. While we may not agree on the exact definition of a luxury design, high-quality materials and finishes and stunning features are expected of a luxury home. The following homes from our design team confirm that luxurious houses don't have to be enormous. While none are even close to being "tiny," they favor captivating floor plans, unique materials, and impeccable attention to detail over square footage.



PHOTO: ERIC FIGGE

Situated high above the Pacific Ocean within the coveted Southern California enclave of Crystal Cove, Coral Crest offers residents an incomparable opportunity to experience coastal living. Inspired by the formal architecture of Italy, Coral Crest was designed to deliver functional and useful spaces that support an informal, contemporary lifestyle, and are well appointed with high-quality finishes, generously sized and well-proportioned rooms, and gracious service and storage functions. While the environment is stunning, it's essential to provide protected outdoor spaces that afford shelter from the ocean breezes that arise each afternoon. In response, Plan 1 is arranged around a central courtyard that allows residents a continued sense of connection and interaction with the coastal outdoor setting without compromising physical comfort. Primary living spaces connect to the outdoors via expansive sliding door systems.

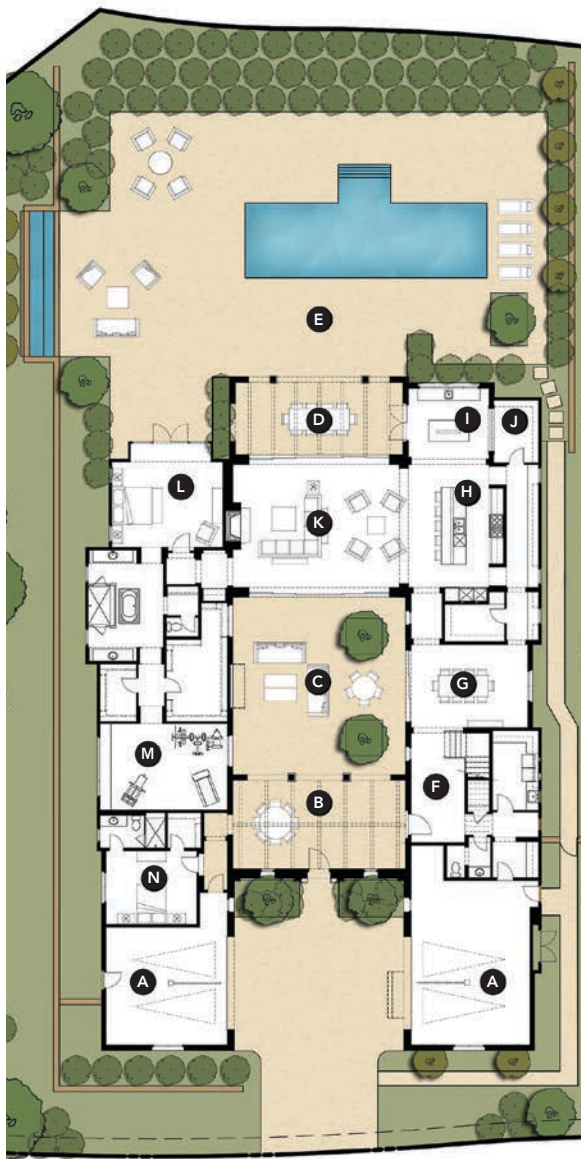
## CORAL CREST, PLAN 1

### ARCHITECT

Robert Hidey Architects  
 ahidey@roberthidey.com  
 roberthidey.com  
 949.655.1550

### PLAN SIZE

Width: 78 feet  
 Depth: 116 feet  
 Living area: 5,796 sf



- A** Positioning garages to the left and right of the entry court preserves the façade's elegance. The right-side garage has an adjoining room that's a drop zone for packages
- B** Guests entering through a gate and covered loggia enjoy immediate ocean views. Access to the foyer is through a stately entry door
- C** Grand courtyard is well suited to parties
- D** Second covered loggia is perfect for dining
- E** Rear yard includes large pool, waterfall feature, and areas for sunbathing and lounging
- F** Foyer has dramatic stairway to second floor
- G** Formal dining room opens to courtyard through 12-foot-wide stacking sliding glass doors
- H** Kitchen includes island seating, prep kitchen, pantry, and an entrance to the wine room
- I** Bar opens to covered dining loggia
- J** Wine room accessed through prep kitchen
- K** Open-plan great room enjoys ocean breezes on two sides thanks to 24-foot-by-10-foot multipaned stacking doors
- L** Ground-floor master suite opens to rear yard and features dual walk-in closets
- M** Gym is directly accessible from master suite and courtyard
- N** Guest room/maid quarters has entry through garage; is also accessible via loggia
- O** Bonus room offers a private family hangout
- P** Two bedroom suites with private baths and walk-in closets flank a reading area with views over the foyer below

## [HOUSE REVIEW]

### LUXURY INFILL

#### ARCHITECT

Kiley Baham, RA  
KGA Studio Architects  
kbaham@kgarch.com  
kgarch.com  
303.442.5882

#### PLAN SIZE

Width: 40 feet  
Depth: 80 feet  
Living area: 3,895 sf

- A** Front patio fosters connection to neighbors, while a wood slat fence provides privacy
- B** Home office/studio can also be a guest suite or multigen suite
- C** Spacious kitchen opens to the living room and dining room beyond. Careful attention is given to symmetry and alignment of the elements within the space.
- D** Project room adjacent to kitchen has space to spread out for cooking, homework, hobbies, or work. Optional sliding door hides clutter or opens up the space to the kitchen.
- E** Expanded owner's entry with half-bath, bench, and storage
- F** Daylight is tricky in infill homes, but large windows and open stairs let daylight from upper level windows reach the main level
- G** Upper-level family room has abundant daylight, with windows overlooking the street
- H** Spacious upper-level outdoor area
- I** Master suite has private deck, bath with glass-enclosed shower and freestanding tub, and walk-in closet connected to laundry



Luxury doesn't have to mean large. Designed to fit on a typical urban infill lot—approximately 50 feet wide by 100 feet deep—this home targets the affluent buyer looking for high-end design in the city. The floor plan was conceived for a busy professional who needs the flexibility of an integrated workspace at home. A contemporary palette of materials reinforces a high level of design and finish, furthering the appeal to this type of buyer. The home features open living spaces on the first floor with plenty of storage and flexibility. On the upper level, a sumptuous master suite, two secondary bedrooms that share a Jack-and-Jill bath, and a fourth bedroom with adjacent bath make this home ideal for a growing family or nontraditional buyer.



[HOUSE REVIEW]

SILVER LANE

ARCHITECT

Richard Handlen, AIA,  
LEED AP  
EDI International  
richard.handlen@  
edi-international.com  
edi-international.com  
415.362.2880

PLAN SIZE

Width: 42 feet  
Depth: 68 feet  
Living area: 6,000 sf



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

This home was designed for the last lot in an exclusive gated community. The lot had been passed over for easier pickings because of its steep hillside. Taking setbacks into account, the only patch of flat ground was a triangle that could support a 42-foot-by-65-foot footprint. To avoid major hillside construction or a backyard falling into the house, public floors were raised one story. This pulled the living areas away from the slope so they could open to a large deck that bridges to grade. The master suite on the third level has a similar deck spanning to the hill.

- Ⓐ Unexcavated hillside under decks
- Ⓑ Entry stair leads from motor court to entry porch
- Ⓒ Au pair suite, exercise room, or fifth bedroom
- Ⓓ First-floor laundry room with outside access
- Ⓔ Three-story elevator
- Ⓕ Three-story stairway/light well allows views to the hillside with every trip between floors
- Ⓖ Home theater, which takes advantage of the natural grade to have stepped seating
- Ⓗ Great room opening out to a broad entertaining deck with an outdoor kitchen
- Ⓘ Decks bridging to meet the hillside grade on the second and third levels
- Ⓙ Master suite with double walk-in closets and an 8-foot triple-headed shower
- Ⓚ Secondary bedrooms with private baths and walk-in closets
- Ⓛ Third-floor laundry room

**THE OXLEY**

**DESIGNERS**

GMD Design Group  
 Scott Gardner, AIA  
 scott@gmddesigngroup.com  
 919.320.3022  
 Donnie McGrath  
 donnie@gmddesigngroup.com  
 770.375.7351

**PLAN SIZE**

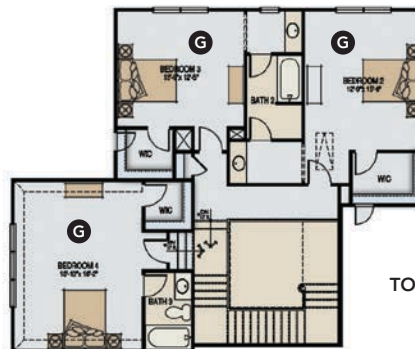
Width: 52 feet  
 Depth: 98 feet  
 Living area: 4,038 sf



In the past, a luxury home would typically be built on a wide lot. Today a 50-foot-wide home can be considered a luxury in many locations. The courtyard driveway of The Oxley plan minimizes the impact of garage doors on the street. The location of the dining room and study off the foyer allows the entire width of the home to be felt upon entry.



MAIN FLOOR



TOP FLOOR

- A** Three-car garage with courtyard side-loaded driveway
- B** Entry foyer flanked by dining room and study
- C** Formal stair with volume space to above
- D** Expansive and open family, breakfast, and kitchen area
- E** Master suite
- F** Covered outdoor living space
- G** Secondary bedrooms on second floor overlooking formal stair
- H** Plan can expand to provide living area over garage



**SMALL-PACKAGE LUXURY**

**ARCHITECT**

Donald F. Evans, AIA  
 The Evans Group  
 devans@theevansgroup.com  
 theevansgroup.com  
 407.650.8770

**PLAN SIZE**

Width: 50 feet  
 Depth: 125 feet  
 Living area: 5,376 sf



Luxury homes can come on small lots: Not everyone wants to take care of a yard (or pay someone to do it). Luxury is defined to some degree by the size of the home, as well as by the design of the home, the finishes of the home, and the quality of construction. Small lots often mean less privacy, but this home was designed with privacy in mind, utilizing high glass, a walled motor court, and orientation towards the outdoor environment at the rear of the lot. The design includes all the luxury hot buttons: grand staircase, open plan, elevator and volume spaces, wine cellar, library, home theater, dual master bedrooms and luxurious outdoor living.

- A** Grand staircase
- B** Elevator
- C** Wine cellar
- D** Library
- E** Home theater
- F** Dual master bedrooms
- G** Outdoor living area

