

Mind Your Zones: Check These Areas For Surefire Success

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The current market climate is favorable to home buyers who are in the right zone – financially, emotionally, and intellectually. If the price is right, and you’re mentally ready to purchase, a simple analysis of the homes you’re interested in can be the deciding factor in finding that special gem.

Know Your Zones

More than an investment, your home is first of all a place to live and be nurtured – and how well it works for you should be at the top of your list. With updated designs, new materials, and excellent warranties, new homes are a smart choice. Don’t leave that choice to chance. As you tour model homes and view floor plans, check five key zones to evaluate how well each design meets your deepest desires.

Zone 1: Entry Impact Areas

Typically, the entry impact areas – the living and dining rooms – are the most traditional areas of the home. Look for areas that are elegant and memorable.

▶ Maximum impact

Guests will be entertained and family events staged here, so drama is central. Do the fireplace, light fixtures, windows, and volume ceilings coordinate for maximum effect?

▶ Check for size

Make sure the dining room has seating for 6 to 10, depending on house size. Is there space in the dining room for a hutch, sideboard or family furniture?

Zone 2: The Communications Hub

Once a place for cooking and watching TV, the open kitchen/family area is now a communications hub. Are your favorite plans ready for action?

▶ Tech central

Is there space for a big-screen TV, a computer, other electronic devices, a homework nook, an array of kitchen appliances, and a few comfortable sofas?

▶ Analyze the layout

Look for awkward spaces. For the

kitchen, draw an imaginary triangle between the cooktop, sink and refrigerator. Are all sides fairly equal? Do the rooms provide a logical traffic pattern?

Zone 3: Sleeping Areas

Don’t be asleep at the wheel in this important region.

▶ Is the master retreat exciting?

A luxurious master bath, private areas and thoughtful design options excite the imagination. This “home within a home” is a refuge. Does it feel like it?

▶ Space for homework?

A multi-task work space outside the secondary bedrooms and away from the TV may be helpful.

▶ Check your options

This year’s home office might become next year’s bedroom. Flexible spaces allowing multiple uses for multiple generations are winning buyer approval.

▶ Privacy positioning

Downstairs master retreats fit the bill for parents who want to rest far away from older children upstairs.

Zone 4: The Garage

How well can this behind-the-scenes workhorse work for you?

▶ The finish line

Some builders offer a wealth of garage finishing choices, including raw studs, sheetrock, and painted and textured finishes. Options packages should include additional wiring for extra lighting and ceiling fans. Can flex space accommodate additional rooms or a work station?

▶ Check garage placement

Different garage orientations, such


as swing or split garages, make for an interesting street scene. Garages positioned at the back of the house or lot can also add curb appeal.

Zone 5: The Crossover Zone

As the glue that holds the house together, crossover areas also deserve your attention.

▶ Find the balance

Hallways, entries, foyers, upstairs alcoves and cubbies – these “in between” spaces set the interior tone. Do they have balance and flow, and feel as gracious as the rest of the house?

While a positive gut response to a new home is very important, this systematic approach adds the critical information that brings peace of mind to this important choice for years to come. 



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About The Bernard Partnership
For more than 25 years, Debra Bernard has maintained an impressive track record of leadership in residential home building. The Bernard Partnership offers a full spectrum of expertise to home builders and related industries (www.bernardpartnership.com).

