



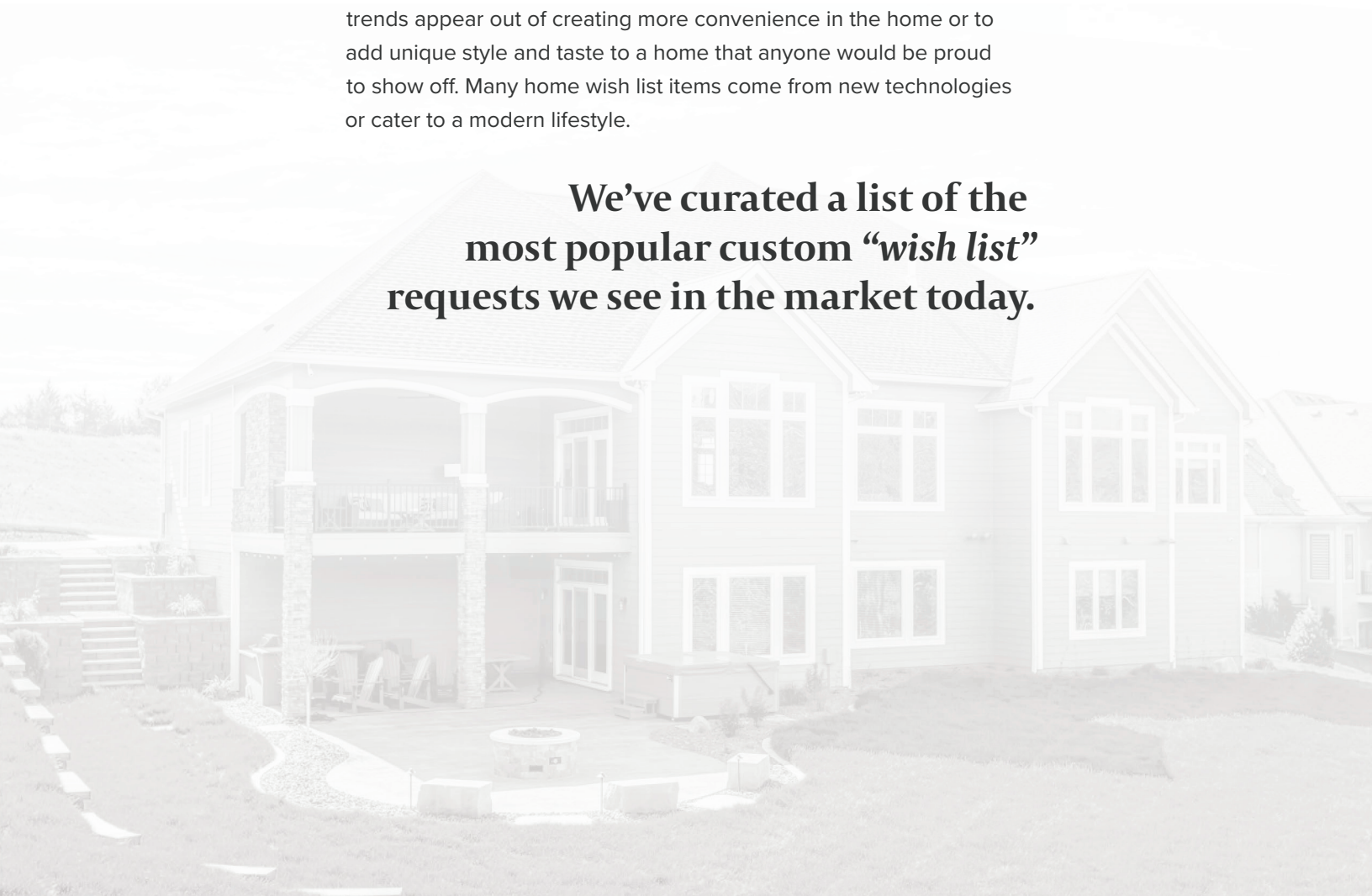
# LUXURY Home Wish List





As a custom home buyer, you likely have high expectations for what you want in your new home. We continually see new trends appear as the housing market continues to grow and evolve. Many of these trends appear out of creating more convenience in the home or to add unique style and taste to a home that anyone would be proud to show off. Many home wish list items come from new technologies or cater to a modern lifestyle.

**We've curated a list of the most popular custom “*wish list*” requests we see in the market today.**





*Number 1*

# Clean Line Elevations

MIXTURE OF TEXTURES & MATERIALS

01

Utilizing a mixture of textures and materials is on the top of many custom home buyers' lists. Today's buyers are requesting cleaner lines with purposeful details, emphasizing simplicity, and texture. High-end textures can be added to wall finishes, ceilings, and floor finishes. This may include raw stone, glass, or imported woods utilized in these areas.

Attention to detail is the hallmark of today's luxury homes and by paying attention to textures and materials, the home can show off its character. A clean line elevation will draw attention to the materials and use of texture on the exterior of the home.



Number 2

# Farmhouse Elevations

02

Popularized by the show *Fixer Upper*, farmhouse-style exterior designs have come a long way in recent years. Modern-looking board and batten, black window trim, and metal elements are able to be elevated in a fresh, new way. Rooflines are able to bridge the modern and the traditional, giving today's farmhouse homes a classic feel that will never go out of style. And while an older farmhouse may have only been rectangular in shape, today's farmhouse elevations retain simple shapes but include many additions that improve the architectural design.

Many farmhouse elevations are now incorporating stone and brick to create an even more modern exterior. Rustic elements are brought into modern and traditional exteriors, achieved by using natural materials such as wood, stone, and shiplap. Whites, creams, and other neutrals are most often used alongside these exterior finishes.



Number 3

# Spacious Garage

WITH AMENITIES

Feel the luxury as soon as you pull your vehicle into your home. A garage is no longer a place to just park a car and store tools and bikes. Today the garage is considered livable space within the home, particularly with a few added luxury features. Simple upgrades to a spacious, luxury garage might include custom storage solutions, epoxy flooring, or a designated workshop area.

A spacious garage can also house a high-end home gym area for working out at home, or space for entertaining. Many homeowners add mounted televisions or bar space into their garage for low-key entertaining.





Number 4

# Open Concept

# 04

Airy open floor plans dominate today's luxury home designs. In fact, open concepts have been one of the most requested home features since the early 2000s, even in smaller builds. The ability to feel spacious and functional draws many to use an open concept design.

You'll enjoy large, open spaces to work and play while giving yourself the ability to create interesting design possibilities. The elimination of doorways and the widening of passageways make the home feel larger and more open.



Number 5

# Spectacular Views

They always say location is everything. Create your own personal oasis where you can relax and wind down. Whether you're in the center of a busy city, settled alongside a river or lake, or nestled in the countryside, luxury homes offer pristine views of wherever you've decided to build.





Number 6

# Natural Light

LOTS OF GLASS / BIG WINDOWS

Light and bright is a luxury home design trend that never fades. This is achieved through many methods, which include the use of glass and large windows. Natural light is always popular due to its ability to create a modern and minimalistic feel. Large glass windows add an essence of a spa-like retreat.

You can showcase your large windows and use of natural light with minimal window dressings or the use of breezy, sheer linens.





Number 7

# Gourmet Kitchen

07

The kitchen is the heart of your home. In today's home market, appliance-filled, commercial-grade kitchens are a necessity. Gourmet kitchens never go out of style, though the designs and functionality do change. Appliances are restaurant quality, often including warming drawers or wine fridges or duplicates, such as double ovens or two dishwashers. Plenty of storage is available with a full, walk-in pantry or even a butler's pantry.

Many newer kitchens are technologically enhanced with appliances that can be controlled through your devices. Gourmet kitchens are designed to give you all the tools necessary to prepare a gourmet meal and entertain guests.





Number 8

## Unique Kitchen Island Designs

Kitchen islands are one of the most functional pieces of today's modern kitchens, so it is no surprise that unique designs are making their way into luxury home kitchens. Guests gravitate toward the kitchen naturally, meaning you'll need space for both meal preparation and entertaining.

A current popular trend is an open layout kitchen with ample counter space. A uniquely designed kitchen island can contribute to the kitchen flow and provide unobstructed sightlines. Custom kitchen islands also add automatic seating to the room for family and guests.



Number 9

# Farmhouse Sink

Classic farmhouse sinks bring old-world charm into a luxury home. Farmhouse sinks, also known as apron sinks, have character and functionality in the kitchen. Working well with a variety of kitchen styles, they complement hardwood floors and custom cabinetry well.

An added bonus is that they are easy to clean due to the sink being set into the counter. Classic black and white are popular styles, with newer styles such as stainless steel or fireclay slowly becoming popular in recent years.



Number 10

# Creative Cabinetry Designs

10

Everyone wants more storage space. Adding custom cabinets will give your kitchen and bath areas ample storage and will fit your unique style. A bonus of custom cabinets that is often overlooked is the ability to add interior organizers and additional shelves. Custom floating shelves are another popular option that can add richness and style to a kitchen or bath.





*Number 11*

# Custom & Timeless Trim Details

11

Trim is a detail in both the exterior and interior of the home that is not frequently thought about but adds incredible design and aesthetics to a luxury custom home. On the exterior, custom trim can be used for edging windows, doors, corners, and soffits. Trim will help the home achieve iconic clean, classic lines.

Within the interior of the home, the uses for custom, timeless trim details are endless. Crown molding, trim around vaulted ceilings, and wainscoting can provide clean, classic looks. Cabinet trim can add character to standard cabinetry, while the use of light or dark stains or paints can add interest to any room.



Number 12

# Detailed Shiplap

Homeowners love shiplap due to its versatility. The texture of the wood gives any home a unique look that can be applied to any room of the home from bedrooms to bathrooms to living rooms. Reclaimed wood can make shiplap an incredibly eco-friendly option if you are creating an environmentally friendly home.

Treasured for its ability to create a homey feel, each wooden plank has unique characteristics that will give your home the custom look that you are searching for in your luxury home build.





Number 13

# Custom Tile / Flooring Details

13

Custom tile and flooring details offer creative solutions to rooms that need a unique touch. Wood-look tile has seen a rise in popularity with designs convincingly mistaken for real wood. Stained concrete has also become popular in recent years adding an industrial or mid-century look to the home.



Texture is also being added into many new flooring details. An emphasis is being placed on large wood-look planks, patterns, unique shapes, and designs, or bright, eye-catching colors.



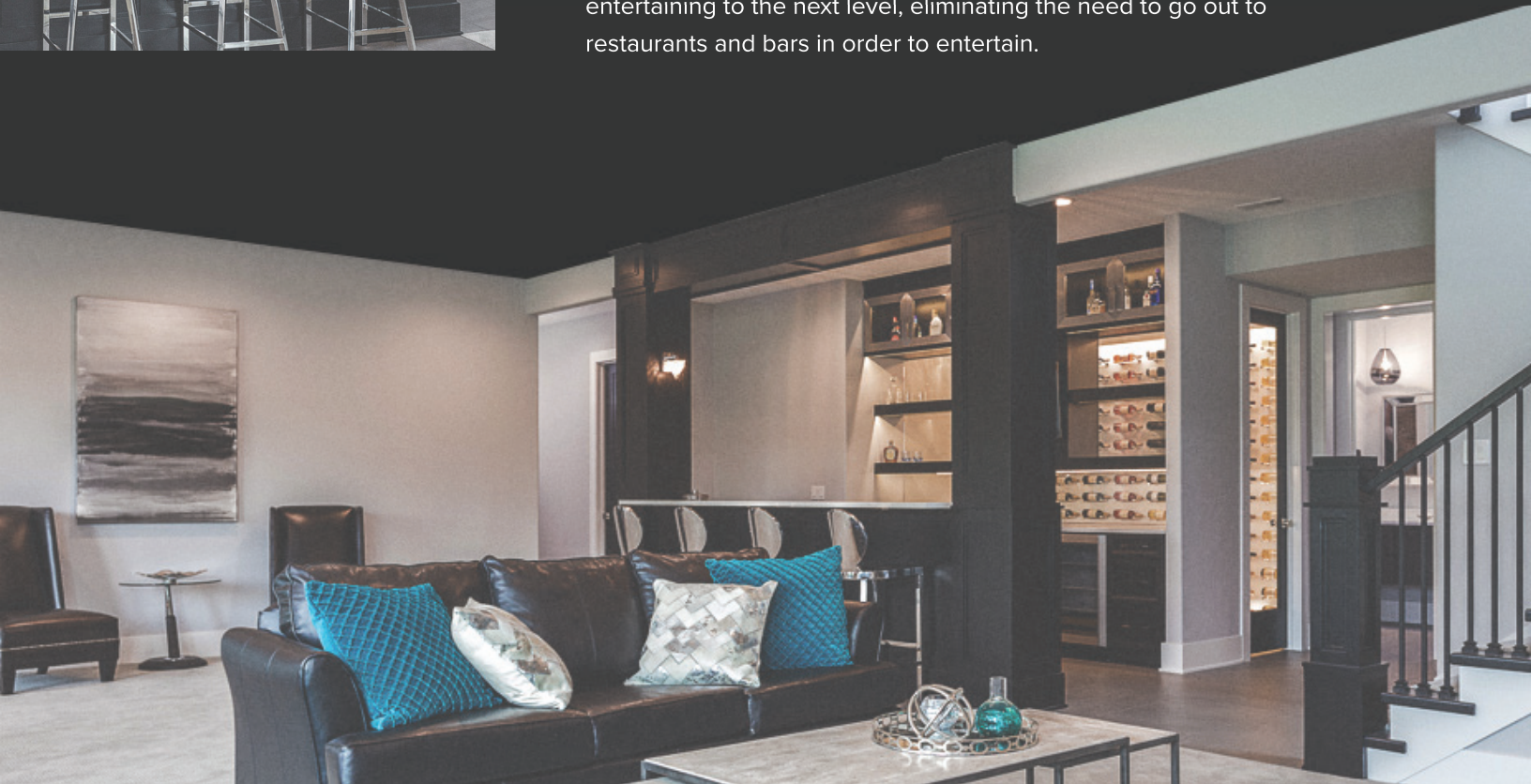


Number 14

## Wine Cellar / Lower Level Bar

# 14

A lower level bar and wine cellar will create an ideal entertaining space, often paired with a game room or home theater. A lower-level bar and wine cellar can be designed to meet your unique needs, such as a casual sports-bar style set up or a more ornate, traditional bar with classic wood finishings. A custom home bar will take your entertaining to the next level, eliminating the need to go out to restaurants and bars in order to entertain.





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