

How To Choose the Perfect Floor Plan Suited For Your Needs.

Find the home that fits your needs, lifestyle, and budget.

We've all heard of the American Dream, and owning a new home with a picturesque white picket fence is the image that comes to mind when we hear that phrase! A home represents far more than just security and independence. At its core, it represents a sanctuary for you and your family through all of life's ups and downs.

One of the most important steps in the process of becoming a home owner is choosing the right floor plan. Your family has different needs to any other family and the perfect floor plan will ensure the comfort, enjoyment and satisfaction that you will expect for years to come. Making this choice can seem daunting and absolutely requires some forethought and planning so that you do end up with the perfect home without any unnecessary compromises.



Here is a secret; most people start the process all wrong.

They start shopping and comparing pictures of homes they like. They look at photos of the homes and start planning and eliminating their future home based on the style of the homes in the pictures rather than the layout of the floor plan. Of course it is worth it to eliminate styles that you don't like for later down the line, but that won't help you find a home that actually works for you and your families needs.

That brings me to a very important, and perhaps silly question: Will you be living inside the home, or outside? Of course the answer is inside but doesn't that make you wonder why people are so often consumed by what the house looks like from the outside?

Yes, the outside of the home should be exactly what you want as well, but more importantly is the way the home will function for your families needs, and that will take place on the inside. So let's make an agreement that if you can focus your attention firstly on how you want your home to flow for your family, that is, the floor plan; then we can make sure that it will be beautiful and seamless for you on the outside. Deal?

How To Self-Design The Perfect Floor Plan

We don't ask you to sit and draw any lines on a paper, that's our job. All we ask from you is to think about what you need in and of your home, room by room. What are your families needs and how can your home properly facilitate those needs for now and the foreseeable future?

Next, think about your lifestyle. How do you live and how will that reflect in the way that your home will be used? Do you enjoy cooking and entertaining or do you prefer a quiet lifestyle on the couch with a good book? Answers to these simple questions will help to prioritize the space in your home. If you enjoy being outdoors or have a pet and kids, then a priority may be a mud room or basement area where you can take off your dirty shoes and clean the dogs paws!

Another important thing to consider, and a place where many homebuyers get confused, is how big each room should be? A prospective homebuyer once asked me for a 20'x30' kitchen. I explained that those measurements are bigger than ones found in most restaurants or hotels and after discussing what they actually needed, they determined a 9'x12' kitchen would work just fine. The problem was that they needed help to visualize the measurements to work for them.

I encourage you to go have a look at the rooms in your current home. Measure them and take a moment to see how your furniture occupies the space. Determine if the room sizes are too big, too small, or just right and if you want more or less space, take the time to decide how much more space you would need to meet your requirements. By using what you already have, you are maintaining some much-needed perspective which will be essential once it is time to compare the overall size of the home with your budget.

Below are some questions for you to answer regarding the requirements for your new home. Again, don't try to draw the lines yourself, that is our job. Just determine what you actually need to make your house functional as well as satisfying to your emotional priorities.

Use the following questions to determine your requirements for your new home:

What are your current needs?

of People _____
of Pets _____
BR/BA _____
Garage Y / N
Basement Y / N
Home Office Y / N

Do you anticipate these needs changing over the next 10 years? How?

What activities will your home accommodate?

Work Y / N
Lifestyle Y / N
Hobbies Y / N
Social Y / N

What home style do you prefer?

___ Ranch
___ Cape
___ 2-story
___ Split-Foyer
___ Split-Level

Take a minute to fill in the information on the chart below:

ROOMS/LOCATION	DIMENSIONS	LEVEL	FLOORING	CEILING
Formal LR				
Formal DR				
Great Room				
Master Suite				
2nd Floor Master				
In-Law Suite				
BR 2				
BR 3				
BR 4				
BR 5				
Kitchen				
Den				
Family Room				
Office Space				
Laundry Room				
Pantry				
Car Port				
Garage 3-Car				
Garage 2-Car				
Garage 1-Car				
Porch Front				
Porch Side				
Porch Back				
Deck Back				
Deck Side				
Patio Back				
Patio Side				
Other				

Options:

- Upgrade Cabinets Y / N
- Corian Countertops Y / N
- Quartz Countertops Y / N
- Security System Y / N
- Smart Home System Y / N
- Home A/V System Y / N

Architecture/Style:

Clip or copy pictures of homes that illustrate styles that you like. Don't worry about size; just include what you think you'd like your new home to look like. Attach copies or clippings to this document.

Done? Great job! Just one more question:

What is your realistic budget for this home? _____

Now, bring this document and any additional information in with you to discuss with Ameri-Star Homes. We will take the time to evaluate your needs and begin compiling plans for your consideration that will meet your needs, taste and budget.

Call today to set a time for your visit and FREE, no-obligation planning meeting.

