



TIPS FOR DESIGNING A SMART, SMALL HOME

Our in-house design experts give simple tips that make a big difference when designing a more compact home.

- Keep communal space open and airy. Having a kitchen, dining and living room that are connected and open to one another provides a sense of volume.
- Create diagonal views that focus on the longest part of each room, starting with the foyer. When standing at the front door, allow guests to see the opposite corner of the first floor and the home will automatically feel larger.
- If incorporating a back hall or mudroom, utilize part of the odd space for pantry, closet, and storage.
- In some cases, you can combine the mudroom and foyer if possible.
- Upstairs bedrooms with sloped ceilings can provide closet space that normally would be wasted space within the bedroom.
- Have a guest suite bathroom also serve as the powder room with two dividing pocket doors.
- Try to use 9-foot ceilings where flat ceilings are going to be used. Otherwise, use vaulted or cathedral ceilings where possible to give the home a feeling of openness.
- Make storage space a #1 priority. Utilize custom cabinetry and built-ins where space is available.

- Use a smaller gas or wood burning stove rather than a larger fireplace. Aside from saving space, these are typically more energy efficient as well.
- If possible, use open staircases within the design. Being able to see through the stairs will make the space feel larger while also allowing natural light to pass through from one level to the other.
- Focus on compact appliances in the kitchen. Avoid wall ovens and cook tops; combine these into one and consider getting a convection microwave that will act as a secondary oven.
- Always incorporate a casual dinette off the kitchen verses a formal dining room. You could even do built-in nook style seating to save on space needed for a table and chairs.
- Keep corners, angles, and rooflines to a minimum to get more home for the dollar.
- A sleeping loft filled with bunk beds is an option that allows for fewer guest bedrooms but more sleeping space.

Please contact our professional design team for more information.

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