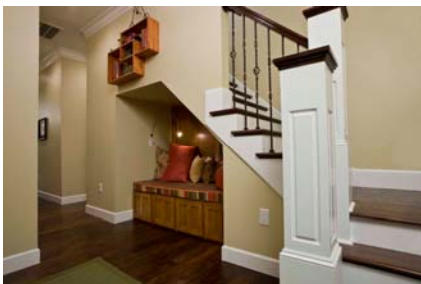
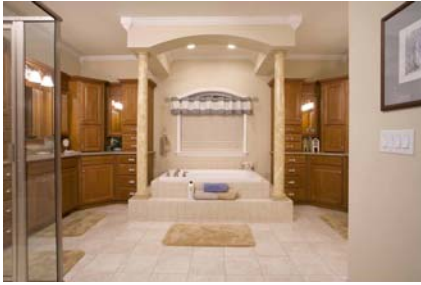


# Choosing the Perfect House Plan



*The search for the perfect home plan can be an exciting experience if you prioritize your needs with desires. As you begin your search, consider the features that are important to you, but also keep in mind your budget.*

The living zones consist of the living room, dining room, den or family room. These areas reflect your lifestyle. Are you formal or informal? Formal life styles dictate a separate living room or dining room where meals and visiting can be carried on in a formal setting. Informal styles combine living room, family room and eating areas into a single called a great room. If you don't require a dining room, consider floor plans that can offer a combination dining area and kitchen or breakfast area.

Many argue that the kitchen is one of the most important areas in the home, so keep that in mind while choosing a plan. Do you want people spending time in the kitchen while you prepare meals or when you entertain? Other highly desired kitchen features are large work islands with prep sinks and bar seating, built-in televisions and computer centers. Open kitchens that blend with breakfast and hearth rooms can be a wonderful place for family gatherings.

The number of bedrooms and bathrooms depends on the size of your family and the ages of your children. You may not want to plan large bedrooms for those children going away to college unless they intend on visiting often. Other considerations in planning bedrooms include bedroom locations. If you have small children, you will want to locate the master bedroom near the children's room. Also remember that closets can be used as sound barriers between bedrooms.

The number of bathrooms and their fixtures will be determined by your needs and budget. Whirlpool tubs, separate showers, large mirrors, double sinks and upscale tiles and fixtures are all found in today's bathrooms. Also consider location of the bathrooms. Do you want a private bathroom attached to the master bedroom? Factor in multi-use arrangements, which include an isolated toilet, shower and sink and linen closets.