

NEW HOME DESIGN



Charming Roosevelt ideal for sloped lot

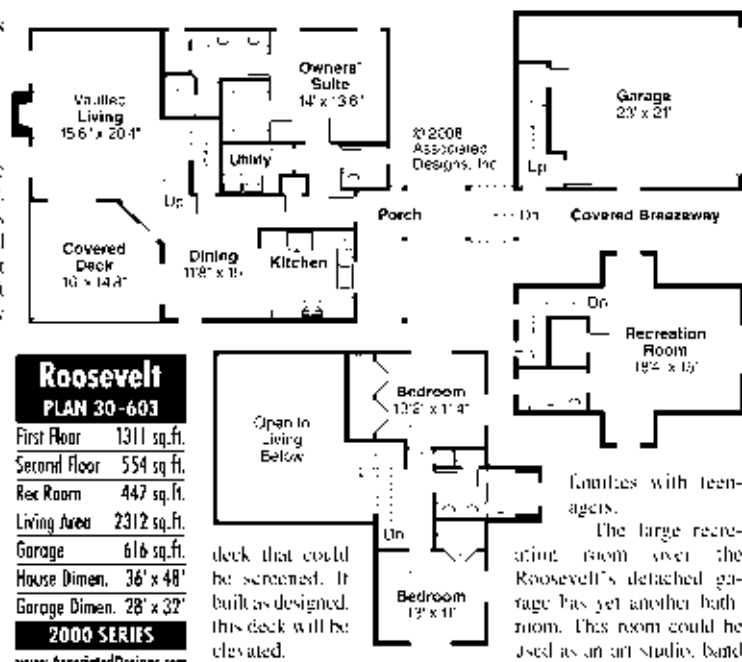
By Associated Designs

Shake textured siding runs an intriguing counterpoint to the vertical lines of batt and board siding on the Roosevelt's exterior. This two-level plan has a detached garage and is designed for a lot that slopes down on the left and rear. With a few changes it could be built on a level lot.

A covered breezeway connects the garage to a charming front porch rimmed by wooden guard railing. Inside, the foyer has a convenient coat closet, and the kitchen is right around the corner. The hallway just inside the door leads to a powder room, utility room, and the owners' suite.

Counters and cupboards wrap around four sides of the kitchen, which is open to the dining room across a flush eating bar. Standing at the kitchen sink, you can gaze out at the street to keep an eye on the kids or the weather.

Windows flank the gas fireplace in the vaulted living room. Sliders between the dining room and living room open onto a skylit covered

**Roosevelt**
PLAN 30-603

First Floor 1311 sq. ft.

Second Floor 554 sq. ft.

Rec Room 447 sq. ft.

Living Area 2312 sq. ft.

Garage 616 sq. ft.

House Dimen. 36' x 48'

Garage Dimen. 28' x 32'

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deck that could be screened. If built as designed, this deck will be elevated.

Owners' suite amenities include a generously sized walk-in closet and a bathroom with dual vanity, walk-in shower, and totally private toilet.

Secondary bedrooms are up stairs, along with a two-section bathroom complete with dual vanity, tub, and linen closet. A pocket door allows complete privacy for a person using the toilet or tub, while another person uses the bathroom and mirror. This keeps peace in

lanitas with teenagers. The large recreation room over the Roosevelt's detached garage has yet another bath room. This room could be used as an art studio, band rehearsal space, or you name it.

For a review plan, including scaled floor plans, elevations, section and artist's conception, send \$25 to Associated Designs, 1100 Jacobs Dr., Eugene, OR 97402. Please specify the Roosevelt 30-603 and include a return address when ordering. A catalog featuring more than 250 home plans is available for \$15. For more information, call (800) 634-0123, or visit our website at www.AssociatedDesigns.com.

BUILDER

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built right, built well and built beautifully... We recommend Jennifer highly and without reservation," say Richard and Janet Csarny of Chapel Hill.

The Mierleys, also of Chapel Hill, agree. "...The house is wonderful. We really are enjoying it and appreciate all Jennifer did to make things happen within our time schedule. Hopefully, we will be able to enjoy it for many years to come."

Homeowners Ian and Mary Chuang enjoyed their Chapel Hill home by J.T. Lewis Builders before Ian was transferred to another state. In a letter Ian stated, "...Our experience with you was so positive, we've decided to build another house in Kansas! Hope you don't mind if we take some of your wonderful ideas with us to our next house. We're crossing our fingers and praying that our next builder will be as exceptional as you. You do set a high standard for all other builders to follow."

According to Jennifer, comments such as these are the result of company core values. Prominent among these values are integrity, honesty, high standards, good old-fashioned work ethics, pride in craftsmanship and teamwork.

With these values in mind, the J.T. Lewis team strives daily to make good decisions, work within budgets, meet time frames, and ensure homeowner satisfaction. These principles have directed the construction of many fine J.T. Lewis homes, where expectations have not only been met, but exceeded.

Jennifer was raised in a Fort Wayne, Indiana family of builders where lessons in all phases of construction were learned, from jobsite clean-up to the successful management of a general contracting and remodeling business. After graduating from Indiana University and working as an Indiana builder/remodeler for 22 years, Jennifer relocated in 1993 to continue the family tradition in Chapel Hill.

J.T. Lewis Builders is a member of the Home Builders Association of Durham, Orange and Chatham counties, and serves the industry with a NC Unlimited General Contractor's License. Over the years the company has been honored with numerous Parade of Homes Awards in recognition of excellence in home building. An even greater honor for the company has been the praise so generously given by happy homeowners.

For more information on J.T. Lewis Builders visit www.jtlewisbuilders.com.

SMART

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But it's likely to cause your visitors to feel crowded - making it hard for them to imagine making the place their own. Also - and this is particularly likely in a strong buyers' market - they're prone to making critical comments about your place. These remarks are especially hurtful to sellers who overhear them.

When a showing is scheduled, Rickford recommends you go to a place you enjoy, which will help reduce your stress level. You might catch a movie, for example, or visit friends in the neighborhood.

■ Consider exercise as one key way to manage your stress.

Nash urges those trying to combat the stress of home selling to consider an exercise regimen as one important way to contain their anxiety - and one he uses himself.

"The endorphins released during exercise have a hugely beneficial effect. They're extremely calming," Nash says.

■ Don't transmit your stress to your kids.

During his 12 years in real estate, Nash has often noticed how a lot of the stress that the adults in the household feel gets inadvertently transmitted to their children. Parents are particularly likely to unload on their children when the kids create a mess around the home, perhaps by leaving their toys or story books out.

He recommends that homeowners strive for "a sense of normalcy," allowing their children to have ample play time - so long as they understand that all their belongings must be put back before visitors come over.

"You need to maintain household harmony or the home-selling process could become a nightmare for your family," Nash says.

■ Get out of town to distract yourself.

Nowadays those who need to sell a home can easily become obsessed with meeting the challenge. Yet, as Nash notes, allowing this to happen is neither good for your stress level nor for your handling of any offers that come your way.

One antidote for this problem is to take a temporary break by getting out of town for at least one day or longer. This won't require you to take your property off the market, assuming you have a very capable listing agent who stays in close communication with you.

You don't have to fly to a remote Hawaiian island to find relief. Just going to the next town for an overnight visit to a budget hotel should give you a welcome break from the tension.

"And, ironically, that could help get your house sold faster," Nash says.

Those attempting to sell their property often wrongly assume a deal couldn't be consummated while they're away. But that's hardly the case, as Nash says.

"In an era when most people carry cell phones and have ready e-mail access, there's no reason your listing agent can't reach you promptly to handle an offer, should one arrive while you're away," he says.

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