

# South Florida HOME

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RESIDENTIAL AND COMMERCIAL REAL ESTATE LISTINGS INSIDE

## HOUSE OF THE WEEK

# Grand estate features spacious guesthouse, multitude of luxuries

This elegant, two-story, Italian-style villa features seven bedrooms, eight and one half baths, a guesthouse and an array of unique amenities and artful details. Located in the Ponce/Davis area at 5395 North Kendall Dr., the gated, double-entry home is priced at \$3,600,000 and offers 8,900 square feet of interior space.

A stately foyer opens to spacious living areas, accented by marble and wood flooring, crown molding, tray ceilings, wide windows and a grand staircase. A fireplace serves as the centerpiece of the family room, while the formal dining and living rooms provide views of the home's lush exterior. With an iconic wood-beamed ceiling, the large eat-in kitchen is a dream, outfitted with a butler's pantry, double ovens, a gas



range and two dishwashers. The master suite offers a sitting room with a terrace, his-and-hers baths and a Jacuzzi. The estate additionally has a gallery overlooking the front stone patio, a media room and an elevator.

Outside, two covered terraces sit adjacent to the pool and barbeque area. The neighboring guesthouse has one bedroom, one bath and a generous living area.

Adding to the home's multi-



There are two covered terraces adjacent to the pool and barbeque area.

tude of desirable qualities, it has a three-car garage, a generator capable of powering the entire house, professional landscaping and a waterfall in the pool.

For more information, contact Monica Betancourt at 305-632-7248 or visit [www.MonicaBetancourt.com](http://www.MonicaBetancourt.com).

The family room features a fireplace and large doors overlooking the patio.



Townhomes with a garage have a maximum air-conditioned living space of just more than 2,100 square feet and are priced from the low \$200,000s to the upper \$200,000s.

# Garden Estates offers big savings, great location and move-in-ready homes in beautiful West Kendall

Those who fantasize about living in a spacious home in a private family-oriented community but think they can't afford that dream should think again, because Garden Estates in beautiful West Kendall has three- and four-bedroom townhomes starting in the low \$200,000s and four- and five-bedroom single-family homes starting in the \$290,000s, says a Lennar spokesperson, adding that now is the time to buy as rates and prices will rise. Garden Estates also has move-in-ready homes just in time for the holidays.

Garden Estates at Kendall affords residents a very desirable West Kendall location, with Country Walk and the new London Square just minutes away. This lovely community has a total of 15 Mediterranean-inspired townhome and single-family home designs from which to choose.

Townhomes with a garage have a maximum air-conditioned living space of just more than 2,100 square feet and are priced from the low \$200,000s to the upper \$200,000s, while the single-family designs offer up to nearly 3,200 air-conditioned square feet and are priced from the upper \$200,000s to the upper \$300,000s.

Residents of this family-inspired community are greeted by an elegant entry with lush tropical landscaping. They enjoy a tot lot, easy access to major shopping areas and restaurants, plus excellent, nearby schools. Garden Estates' amenities include a clubhouse with fitness center, pool with sundeck and social room, all amid beautifully landscaped grounds.

"It's all about value," explains

Carlos Gonzalez, president of Lennar's Southeast Florida Division. "Buyers want the best value in the marketplace. Garden Estates offers them the space and comfort they desire, as well as remarkable savings. We don't expect these homes to last long. Today's smart consumers know a terrific opportunity when they see one."

Gonzalez adds, "An affordable home price is an important factor for home buyers, but Lennar home buyers receive even more than this. Every Lennar home buyer has the peace of mind that comes with a builder's warranty included in their home purchase."

Garden Estates is an Everything's Included Homes community, meaning that buyers get all the extras at no additional charge, says Gonzalez. Those extras include luxury features like 18-inch ceramic tile in a choice of decorator colors; wood cabinets in kitchens and baths; a GE appliance package that includes refrigerator, electric range with built-in oven, built-in microwave, super capacity washer and dryer; and more.

The Welcome Home Center and decorated models are open daily from 10 a.m. to 6 p.m. Garden Estates is located at SW 120th Street and 157th Avenue. For more information, call 888-823-7708 or visit [Lennar.com/FloridaDeals](http://Lennar.com/FloridaDeals).

Lennar was established in 1954 and is one of the nation's leading home builders. Listed on the New York Stock Exchange, the Miami-based home builder has built more than 800,000 homes in more than 50 cities coast to coast.

# Multigenerational living increases

BY JANA SOELDNER DANGER  
Special to South Florida Home

The number of families living in multigenerational homes is quickly increasing. Recent graduates who can't find jobs are moving home with parents, and with more people living longer, elderly parents are moving in with adult children. A household with three generations under one roof is no longer the anomaly it once was. Some South Florida builders are addressing the change with floor plans designed to accommodate extended families, and when a new home may not be possible, modifications to an existing one can sometimes accommodate new living arrangements.

## TRENDS ARE CLEAR

"The trends are very clear," says John Graham of Irvine, Calif., co-author of *Together Again*, a book about multigenerational living, and professor of marketing and international business at the University of California. "There has been demonstrable growth in extended families living together, and builders are recognizing the need for that kind of housing."

Graham cites a PEW study stating that since 1990, the number of multigenerational homes has grown by 40 percent, and 50 million Americans today are living in them. Unlike many others, he sees the phenomenon as not necessarily the result of the current economy, and he doesn't think it is a negative, either. Rather, it is something natural. "Extended families all over the world live together, except here (in the U.S.) and northern Europe," he says. "The nuclear family is a 50-year experiment that's ending. We're changing back. As pension systems and Medicare begin to fail us, we'll be dependent on our families, who are always the most

faithful. It's a cultural change."

Sharon Graham Niederhaus, Graham's sister and co-author of *Together Again*, interviewed members of more than 100 multi-generational families from around the country for her research. "The keys to success were separate entrances, separate kitchens and making agreements about living together before moving in," says Niederhaus, a resident of the California bay area who has a master's degree from Stanford University in multigenerational living studies.

At least a few South Florida builders are jumping on the trend. Lennar has debuted "Next Gen – Home Within a Home" floor plans at three developments: Kendall Square in Miami, The Islands at Grand Bay in Doral and the Napa Collection at The Vineyards in Homestead. The units have separate living areas, separate kitchens and separate entrances. "The design gives people flexibility when they have a need to have two families living in the same home," says Carlos Gonzalez, president of Lennar's Southeast Florida Division.

Lennar premiered the design on the West Coast, where it was well received, and brought it to Florida. "We've been looking at trends of how people are living, and with the turn the economy has taken, people are starting to live together again," Gonzalez says. "There are families with kids who had moved out and are moving back in, young couples who are moving back with parents, and grandparents who are moving in. Some people want it for a nanny, and sometimes it's even two families living together."

Centerline Homes has introduced a model with twin master suites at Georgian Oaks, a development in Fort Lauderdale east of Interstate 95.

TURN TO MULTIGENERATION, 3



A household with three generations under one roof is no longer the anomaly it once was.



# Soften the decor when baby makes three

BY ROSE BENNETT GILBERT  
Creators Syndicate

**The baby is coming! We live on the 18th floor of a high-rise. My wife is all hormonal, worrying about making our little daughter’s room “warm and fuzzy.” I’m in IT and don’t know what to tell her. Can you help?**

Don’t start pacing the floor yet! “Warm and fuzzy” comes from holding, rocking and loving, not from a decorating store.

But there are ways to make baby’s room more nourishing for mommy, which will calm the situation down considerably.

Here’s inspiration from a New York designer who specializes in furnishing spaces for newbies. Zoya Bograd (roomsbyzoyab.com) was dealing with an even higher-rise room when she signed on to do a nursery in the ultra-luxe New York apartment where this year’s Kips Bay Decorator Show House was staged.

The penthouse was contemporary frigid in style, with windows that ran wall-to-wall and a view through them that was, as Zoya puts it, “too strong” for the infant girl she imagined living there. It overlooked a skyline spiked with chill, gray, big-city buildings.

Among Zoya’s warm and fuzzy solutions: walls painted a tender “blush” color, Gustavian-style furniture of her own design in soft white – including a crib ruffled and canopied in soft, silken fabrics. There was also a large easy chair for Mommy, tufted and covered in a silky velvet (plus a small, initialed fauteuil waiting for Baby to grow into it).

What about those glaring, in-your-face wide windows? Zoya tamed them in an inspired stroke; she installed upside-down Roman shades (Vignette Tiered Modern Roman Blinds by Hunter Douglas with Top-Down/Bottom-Up option; www.hunterdouglas.com). Topped with sheer curtains of India silk, the shades were easy to pull up against the glare while still letting the daylight shine in.

Another thought about making Baby comfortable: read the label before you buy paint for the nursery. It seems that wee ones are extra-susceptible to the fumes that may be off-gassed by some



Babying those eyes: Bottoms-up Roman shades soften a big-city view from a high-rise nursery. Photo: Peter Paige

paints. Lullaby Paints, one source of environmentally friendly paints that also come in 34 likeable colors, claims to be the only paint recommended by pediatricians (check it out at lullabypaints.com).

## What’s new for the great indoors?

Think Baroque and bejeweled; think luxe and lace, pearl-encrusted fabrics, metallics, mineral colors, pattern-on-pattern, recolored paisleys, and “miles of fur,” the real thing, plus animal skins



## Decor Score

(ditto), such as snake, ostrich and elaborately hand-stitched leathers. In fact, we’re in for a virtual renaissance in handcrafting, especially “lost art” techniques, such as soutache embroidery and applique.

That’s the latest word on design, brought back by industry savant

Hermine Mariaux, who covered the latest Maison et Objet show in Paris last month and aired her findings with members of the International Furnishings and Design Assn (IFDA.com).

In a word, the word is “more,” as in “Less is not enough any more,” Hermine sums it up.

*Rose Bennett Gilbert is the co-author of “Manhattan Style” and six other books on interior design.*

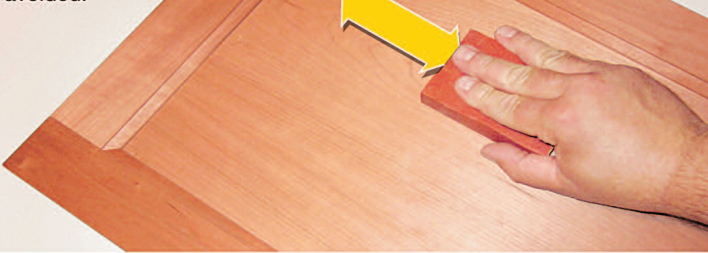
# When to use dye or stain to finish natural wood

## HOMES Do-it-Yourself

### Cabinet Finishing

Cabinet finishes are a great way to personalize your kitchen. Preparing wood for finishing is just as important as applying the finish — sometimes even more important.

Always hand-sand with the grain. Never sand across the grain, unless you’re smoothing the edge of a board and it can’t be avoided.



## Sanding

Prepare the surface by using medium sandpaper first, and then proceed to finer grades. With softwoods, such as pine, aspen and alder, start sanding using a #120-150 grit paper and work up to #220 grit paper. On hardwoods, such as maple, cherry and birch, start with a #120 grit paper and finish with a #150 grit. The coarse grit paper will keep the grain open and receptive to finishing.

## Prep work

Make sure wood surfaces are smooth, clean and free of dust before applying any finish. Fill any cracks with wood filler or wood putty, and sand smooth with the surface.

## Finishes

Different finishes offer varying degrees of durability, ease of application, reparability and aesthetics. Finishing products are grouped into categories based on general working qualities and the degrees of protection they offer:

**Varnish** — the most durable of all finishes - is available in high-gloss, satin and flat.

**Polyurethane** — is often used for kitchen cabinets because it does not impart any color to the wood and provides an attractive glossy finish.

**Oil** — produces a very natural finish.

**Shellac** — dries fast and is easy to use.

BY PAT LOGAN  
Creators Syndicate

**I am planning to build some natural wood cabinets for my living room. I am trying to determine the most attractive method to finish the wood. Is it better to use a stain or a dye on the wood?**

There is nothing more beautiful than finely finished natural wood cabinets. You can purchase nice ones, but if you want the best hand-rubbed finish, do it yourself. Hand-finished cabinets are usually outside of most people’s budget constraints.

The answer to your stain or dye question depends upon the type of wood you are using and type of finish you desire. In some situations, using both can create the most attractive finish. Also, the application procedure has a significant impact upon the final appearance of the wood surface.

Dyes are generally used to change the color of the wood or to create a unique surface effect. Some dyes can give the wood surface a sense of depth, while others can create a weathered or antique appearance. The entire surface of the wood changes color, so the grain is neither enhanced nor



## Here's How

diminished.

Dyes are made of microscopic particles that attach themselves to the wood fibers. Dyes are available as liquids or as powders that are mixed with solvents such as alcohol, water or oil-based chemicals. They are basically transparent, so the entire wood surface details show through.

Stains are made of colored pigments that stick in the grains and pores on the wood surface. A binder, such as oil or acrylic, is used to hold them in place. Unlike dyes, the pigment particles in the stain build up in the grain, so it is enhanced. For this reason, stains create the greatest change in the appearance of open-grain woods such as ash and oak. It has less effect on maple.

If you are satisfied with the grain definition in the wood and just want to darken the color, then a dye is your best choice. Also, if the wood surface has some scratches that are difficult to remove, dye is also effective. Using stain would make the scratches more apparent, just as it enhances the grain.

On the other hand, if the wood has a nicely finished surface, but the grain can barely be seen, staining it works well. Use a dark stain instead of several coats of a lighter stain. The binder in the stains is not extremely strong, and if it builds up from several coats, the final top finish may not adhere well to the wood fibers.

For a stunning appearance, first apply a dye to color and give the wood depth. Follow this with stain to enhance the grain and texture of the wood surface. Always practice first on a sample piece of the same wood to determine how much to dilute the dye to produce the color you desire.

The general procedure is to prepare the wood surface with sandpaper. Rub on the dye per the manufacturer’s instructions. If you found the grain to be excessive on your test sample, brush on a wash coat. This is a thin coat of sealer, often dewaxed shellac, to partially seal the grain. Next, work the stain into the grain and wipe off the excess. Apply a protective topcoat of urethane, tung oil, etc.

*Send your questions to Here’s How, 6906 Royalgreen Dr., Cincinnati, OH 45244 or visit www.dulley.com.*

# With modifications extended families can live together

• MULTIGENERATIONAL FROM PAGE 1

“There’s been a lot of interest,” says Jeff Auchter, vice president of marketing for Coral Springs-based Centerline. “With what’s happened in the world around us and the economy in the past four or five years, there’s been a reset of the American family. It’s no longer two parents, two perfect kids and a Labrador puppy anymore. There’s a wide variety of family types, and developers have to give some thought to bringing new communities to market. Also, there’s always

been a group of people who live with multiple generations.”

Potential buyers expressing interest in the Centerline plan include families with an older parent and families with children in their 20s and 30s returning to the nest. “And sometimes it’s two unrelated people,” Auchter says.

Home shoppers unrelated to each other may be trying to find a way to enter what they see as a recovering market. “Interest rates are at historic lows,” Auchter says. “People are assessing their personal situations and may think

that as the recovery kicks in, it will drive prices up.”

## MODIFYING AN EXISTING HOME

As many as one in three existing homes may be able to accommodate modifications that would make it easier for extended families to live together, Graham says. “You need to think creatively about what your house is like and what it’s possible to do,” he says. “Can you add a door for a separate entrance, or seal off a door for privacy? Put in an elevator? Do a garage conversion?”

## SETTING GROUND RULES

Setting ground rules before generations move in together is also important, Niederhaus says. How will purchases like groceries and other supplies be handled? Who will be responsible for household chores? What rules for privacy will there be? And if extended family members — or unrelated individuals — are buying a home together, financial arrangements need to be carefully worked out. “You need to make agreements for living together,” she says. “How can you best combine proximity with privacy?”