



LESLIE TUPPER, REALTOR®

# HOME CONNECTION

WWW.LTREALTOR.COM

SEPTEMBER 2008

## A Note from Leslie

### 4 BR/2.5 BA atrium w/split bdrm pln, cstm cabinets, frplc, w/o LL, cc

HUH?!! Would you have guessed this is an ad for a 4-bedroom, 2-full bath, 1-half bath, single-level home with a master suite that is on the opposite side of the house from the other bedrooms? Can you see that it includes custom kitchen cabinets, a fireplace, a basement that has a door to the backyard, and that it's located in a country club community? If you got it right off, you've likely had your nose buried in real estate ads. But for everyone else, real estate listings can look like a foreign language. Agents trying to pack a lot of information into expensive print advertising space find themselves using this strange shorthand at the risk of completely failing to communicate to the buying public.

It's not just abbreviations that create confusion. Floor plans can be confusing, too. What happens to a ranch home when you call it a raised ranch or an atrium ranch? Is a 1½-story home really only half the space on one story? And what in the world is a reverse 1½-story? Let's dissect some of the most common floor plan types.

Traditional ranch-style floor plans feature one-level living, and may or may not include a finished basement. A split foyer plan features an entry foyer with a short flight of stairs up to the living room or a short flight down to the family room. Meeting the challenge of building on difficult lots, builders created the raised ranch with a main entry and garage on the basement level with a traditional ranch arrangement on the upper floor. An atrium ranch floor plan indicates that there is an open stairway to the lower level with a wall of windows at the back. One builder creatively calls a ranch plan with only the master suite on the main level and other bedrooms downstairs a reverse 1½-story.

Both traditional 2-story and 1½-story homes have rooms on the second floor. The big difference is not in the amount of square footage on the upper floor, but where the master suite is placed. In a 2-story, it's upstairs; in the 1½-story, you won't need to climb the stairs to go to bed, only to tuck the little ones in.

Cracking the code of real estate jargon requires flexible, visual thinking. But once you do, you'll be able to zero in on the style and amenities that suit you.

## NEW LISTINGS



553 VISTA HILLS COURT  
Eureka • \$289,900



18317 ALLENTON FOREST TRAIL  
Wildwood • \$499,900

[Click to View  
ALL LISTINGS](#)

## LISTINGS SOLD

- 112 Hunters Green Lane
- 809 Spring Cove Court
- 2100 Babler Ridge Lane
- 697 Grand View Ridge Court
- 4608 Meramec Boulevard
- 140 Oak Park Village Drive
- 11714 Chandellay Drive
- 741 Emerald Oaks Court
- 121 Shaw Drive
- 903 Southern Hills Court
- 3610 Allenton Road
- 17824 Suzanne Ridge Drive
- 1014 Shire Lane
- 654 Vista Hills Court

## CALENDAR

- September 20 The Great Forest Park Balloon Race
- September 25 Last Niki Night at the Missouri Botanical Garden
- October 3-5 Fall Home Show at America's Center
- October 5 Open House at 553 Vista Hills Court

\* Please call or visit the website to confirm open house dates as they are subject to change



LESLIE TUPPER, REALTOR®  
COLDWELL BANKER GUNDAKER  
285 CLARKSON ROAD  
ELLISVILLE, MO 63011  
636-386-HOME