

BRICKHOUSES ROAD SUBDIVISION

CHAMPAIGN COUNTY, ILLINOIS

THE "FOREVER" PLAN

A Flexible Home for Large Families

If you are fortunate enough to have a large family and the means to buy a large home to raise your family in - this is the home for you! Often, once the children are grown, the parents feel the need to downsize; the house is too big for them now. But that means moving away from the place where you made so many family memories. With the "Forever" plans you can just downsize to the main floor - an accessible 2200-2300 square foot 2 bedroom 1-1/2 bath fully contained home. The second floor bedrooms and baths remain for you to accommodate when the children and their spouses and the grandchildren come home to visit.

But We Don't Need Eight Bedrooms

Often, in today's large homes there are 4-5 bed rooms, and a room or two called a "flex room". Flex rooms often don't include all the features needed to be a bedroom - a door, a closet and an egress window. So just think of those extra bedrooms as "flex rooms", but they can each serve as a bedroom as needed. And in the "Forever" homes *none of the bedrooms are in the basement!*

Through the Years

When the children are small, parents are often more comfortable when all the family bedrooms are located on one floor. The Forever plan on Lot 3 offers 5 bedrooms on the second floor - a comfortable master suite and four bedrooms and 2 full hall baths. The master suite on the main floor serves as a guest suite, and the bedroom in the front of the house (with a murphy bed) can be another guest room, a place for the children's toys when they are very young - adjoining the living area so you can keep an eye on them and they know you are near, but you can close the door on the mess. The third floor bedroom can be a retreat, where one parent can get away while the other "mans the fort". As the children grow into teenagers, or young adults living at home, the third floor bedroom, the main floor master suite, or the main floor front bedroom can be used to provide more distance in personal space. The play room can become an office, etc. There is a lot of flexibility in the plan.

The Fabulous Unfinished Basement

Oh, the possibilities! 2200-2300 square feet of concrete walls concrete floors, daylight windows, *no window wells*, an exterior stairway exit, and a half bath. No carpeting and drywall, *not* more space finished for sitting, eating and looking at screens. Of course you may finish the basement if you wish, but the possibilities for active play, messy projects, creativity, and hobbies and lots of storage are endless in this wonderful space. Imagine... fort building, putting on plays, roller-skating, or kicking a soccer ball around indoors when the winter months are upon us. The painted concrete floor and the white painted brick-look concrete walls resemble the prized look of old downtown loft living spaces!

The Magic of Radiant Floors

The HVAC system of the Forever homes is an incredible geothermal zoned forced air and radiant floor marvel. Of course, this is more expensive than the traditional gas forced air systems that are common in the US, but once you experience the comfort and energy savings of this system, you *will* want to live here forever. The main floor of the house has a full geothermal, hydronic, Warmboard, radiant floor system. Radiant floors react more slowly than forced air, so you don't

change the temperature often. In a household with a lot of family members, people are awake and at home at all hours of the day and night, so using a setback thermostat is unrealistic. With the radiant floor, you just keep the main living areas of the first floor a constant temperature (65-71 degrees) whatever temperature your family finds comfortable. The second floor will stay a temperature of 3-6 degrees cooler *just from the heat radiated from the living space below!* There is no need to heat the second (or third) floor separately with the forced air unless the temperature outside drops into the single digits or lower. The unconditioned basement will also remain comfortable, without actively heating it. The forced air part of the system and the ductwork is mainly used for air conditioning in the warm season. Radiant floor has numerous zones, so it can be adjusted to maintain a different temperature in different areas.

Radiant heat is not drying, so the humidity level is comfortable without causing condensation on the windows, and not blowing forced air around creates less dust. When the children are grown and the second and third floors remain unused most of the time, it costs no more in heating bills, because they were never actively heated when they were occupied, and the zoned forced air means you don't have to air condition them if you don't need it. The energy savings over the years will be significant.

Accessibility

Every house should be accessible. We all have elderly parents or friends, anyone can be temporarily on crutches or a wheelchair due to injury or illness. The Forever houses all have a concrete ramp entrance available through the garage, for "no stairs living" on the main floor; the switches and outlets are ADA heights, the doorways and hallways are wide.

So many more reasons why you will want to call this house home FOREVER

The quality construction, all brick exterior, all hard floors, solid, heavy doors, wide, deep, concrete porches, high quality hardware, crown moldings, etc. Ten foot ceilings on the first floor nine foot on the second. The phenomenon of passive solar design welcoming the joy of winter sunshine in to your home, but keeping the sun out in the summer. Please, let us tell you more...