

# real estate

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**SMART MOVES**

## Growing demand for more bedrooms

*Universal Uclick*

Statistics on home-buying show a strong and enduring trend toward purchasers seeking more square footage, with three, if not more, bedrooms.

Why are more bedrooms such a hot ticket? Those who track buyer preferences say one major factor is the current popularity of an old-fashioned idea: different generations living under the same roof.

"Across all family types, we're seeing more multi-generational living," says Jessica Lautz, research director for the National Association of Realtors.

John Rygiel, a longtime real estate broker, says that beside extended family needs, quality-of-life concerns are increasing demand for extra bedrooms.

"People want a 'guest bedroom' where a husband or wife can sleep if the other one snores. Also, many folks love an extra bedroom or two for their hobbies," Rygiel says.

Is a home with four bedrooms affordable for many buyers? Surprisingly yes, says Jon Boyd, a real estate broker and former president of NAEBA.

As Boyd explains, home values are determined primarily by location, as well as square footage. And the square footage of many four-bedroom homes is often no greater than three-bedroom homes in the same neighborhood. Because of that, he says a fourth bedroom also doesn't typically add much, if anything, to the home's utility costs.

Even so, he says that having a fourth bedroom can significantly improve the resale potential of a property.

Here are a few pointers for buyers:

**Look ahead to future needs.**

Boyd says it's not unusual for young couples to fail to factor in family planning when choosing a home.

Maybe you're expecting your first child in two or three years. In this case, he says that purchasing a place with a bedroom that could serve as a nursery is a better bet than changing houses after the baby arrives.

"Ideally, you'll want to hold the house you buy now for a period of at least four or five years before you move again," Boyd says.

**Realize that room-sharing can be a viable option for large families.**

By the time they reach kindergarten, if not before, most children yearn for a bedroom of their own. Yet if your family is large or you hanker to convert at least one bedroom to a home office, it may not be possible to furnish each child with a private bedroom.

**Consider a first-floor master suite for an elder parent.**

Boyd estimates that at least 20 percent of all homebuyers are "talking about an elder parent moving in with them at some point in the future."

If this is a possibility in your case, he says you should consider buying a one-level, ranch-style home or a place with a first-floor suite, complete with a private bath.

Even if your parents can easily scale the stairs now, they might find it a lot harder later. Having easy access to a bedroom with a full bath can be especially important to those who are elderly or have a disability.

"Because of the aging population, a first-floor master suite can also be a plus for resale," Boyd says.

## Luxury condos a good fit for Durham



The Brannan will have six floors of luxury condos, each with a terrace, in a seven-story building with ground-level parking.

Story by Sally Keeney // Photos contributed

The Brannan luxury condos have sold so fast since last spring that there are only a few still available. The big draw is its location — corner of Hunt and Roney streets — in downtown Durham and the planning that went into the glass, concrete and steel structure.

Brannan residents will live in a beautifully designed building and walk half-a-block to the "all local" farmers market and other events at Durham Central Park. It's also a short walk to baseball at the Durham Bulls Athletic Park; music, comedy and theater at the Durham Performing Arts Center and shopping and dining in the American Tobacco Campus.

The care and planning that went into The Brannan by developer Henry Lambert and his team is the reason that 28 of the 35 condos in this seven-story building have already been reserved, according to Tracy Goetz, a long-time Durham resident and managing broker of the Morreene Road, Durham office of Berkshire Hathaway Home Services York Simpson Underwood.

"We've been working on this project for more than three years, and it is exciting to see it on the road to completion," Goetz said.

Designed by Roger Ferris + Partners in collaboration with North Carolina architect JDavis, The Brannan has clean lines and a modern exterior — a good fit with the mix of historic and modern buildings sharing downtown Durham's skyline today.

A private parking garage with assigned spaces will be located under the condos, with two elevators to the upper floors. There is secure bike storage plus separate locked storage rooms for each condo. There are six condos per floor on the second through sixth floors and five condos on the seventh floor, including the three-bedroom penthouse. Another plus to the fully-sprinklered, durable concrete structure will be reduced sound transmission

between condos.

Secure access to the building will be through an elegant entry lobby. A sculptural wall design inspired by Mexican architect and engineer Luis Barragán (1902-1988) will be in the lobby. Barragán, winner of the 1980 Pritzker Architecture Prize, collaborated and inspired many architects throughout his lifetime. With the use of light — natural, artificial and often hidden — Barragán brought emotional serenity to his interiors that were always built of stone, wood and other raw materials.

The seven-story structure is being built by Resolute Building Company, and projections are that condos will be ready for occupancy by fall of 2017. Until then, potential buyers can see The Brannan sales agent Molly Barnes, a real estate agent with Berkshire Hathaway Home Services York Simpson Underwood, at the model sales office adjacent to the Brannan.

The sales office includes a model kitchen and retractable glass doors that open onto the terrace of each of the two floor plans still available. Kitchens have quartz counters and stainless steel appliances. Baths have top-of-the-line fixtures. Both have a light and dark finish from which to choose. Each condo has high-efficiency (14 SEER) heating and cooling and is fully wired for cable and internet access.

Seven condos still available are Plan B4 and Plan B5 and face Hunt Street. Prices for these plans start in the mid-\$400,000s. Plan B4 is 1,221 square feet of heated living space including 2 bedrooms, 2.5 baths and a 114-square-foot terrace (7.6 x 14.6). Plan B5 is 1,239 square feet of heated living space including 2 bedrooms, 2 baths, a den and a 109-square-foot terrace (8.2 x 12.11).

To see floor plans, go online to [thebrannannc.com](http://thebrannannc.com).



Everyone enjoys outdoor fun at Durham Central Park, less than a half-block from The Brannan.

**Correction:** In the Jan. 22 Real Estate story, the pond created by Paul Green was referred to as a neighborhood pond. It is privately owned, but the unimproved section of Indian Spring Road next to it is public and used most often by joggers and walkers.

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