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INSIDE: A first-timer's guide to shopping Canton

DALLAS/FORT WORTH'S HOME AND GARDEN MAGAZINE

BUILD YOUR DREAM HOME

DALLAS'
BEST
BUILDERS
SHARE
WHERE TO
SAVE AND
SPLURGE

PLUS:
THEY REVEAL
THEIR MOST
OVER-THE-TOP
DETAILS



A CHANEL
COLLECTOR
SHARES HER
OBSESSION

PAGE 80

*(You won't
believe her closet!)*

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MAY/JUNE 2017 \$5.99

Inspiration To Build On

The Best Builders in Dallas 2017

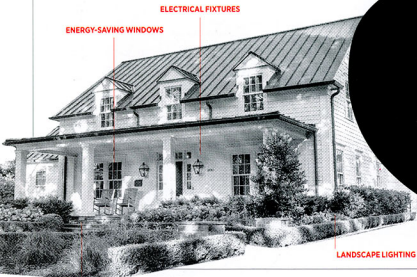
TEXT BY THE EDITORS

YOU'VE STALKED THE PERFECT CORNER LOT. You've added 100 dream kitchens to your Pinterest board. Maybe you've even gone so far as to peruse the tile aisles and stone galleries. This is all necessary fun, but one thing is for sure: You need a talented and experienced builder to get the job done.

Our list of Best Builders—a group of fine folks voted on by their peers and vetted by our editors—will take you from tear sheets to move-in day with trust and professionalism. (See the list on page 99.) But we took it one step further. We polled each builder and asked them to dish on what's hot (and what's not), where to save (and splurge), and what is inspiring them right now. They even told us what kind of dream home they would build for themselves. (Surprisingly, it's not a mega mansion.)

We also highlight the hard numbers—facts and figures that'll help you see what's trending in the Dallas market. So now you have no excuses. Step away from Houzz—it's time to get to work.

Q • Where should I save my money, and where should I invest?



FOUNDATION

LANDSCAPE LIGHTING



SAVE:

PLUMBING

FIXTURES Styles change so quickly; a homeowner could be replacing them in four or five years. If you do splurge, consider it in the master bath—not a guest room. Most visitors don't pay that much attention to the faucets.

OUTDOOR

AMENITIES Don't spend too much on pools, spas, and other exterior amenities like sport courts and pool slides.

SECONDARY BATHROOM TILE

Use subway tile with a decorative trim.

FLOORING There is plenty of good-looking and durable flooring at reasonable prices. Use more economical selections in kids' bedrooms and bathrooms.

THE MEDIA ROOM

With the advancement of home audio and the availability of larger TVs, you can save by not building a separate movie room. Opt for a nice setup in your living or game room instead.



SPLURGE:

ENERGY EFFICIENCY

Spend on foam insulation (walls and ceiling), efficient AC systems, and good windows. Your energy bill will thank you.

LANDSCAPING

Don't forget the exterior. Put your budget toward curb appeal.

FOUNDATION

Opt for the best. It all starts here.

INTERIOR FINISHES

Go big on countertops, tile, light fixtures, and hardware—the jewelry of the home.

HIGH-END APPLIANCES

Enjoy the latest in advanced technology in appliances.

OUTDOOR HEATING & COOLING

Heating and cooling systems for the outdoors are definitely worth the splurge, especially in the summer.

ELECTRICAL

FIXTURES Everyone notices the light fixtures the moment they walk in a room. Make it count.

KITCHEN AND MASTER BATH

Builders agree that you should save your dollars for the two most important rooms in the house: the master and the kitchen. Go higher end here with furnishings and finish-outs.

OUR LIST OF EXPERTS:

We couldn't write this story without our panel of esteemed builders. To see the list of who responded to our poll, flip to page 99. While they may have disagreed on some points (to paint or not to paint brick, for instance), they all put one item to the forefront—pleasing their client.



WE ASKED OUR BUILDERS FOR FIVE TRENDS THEY WANT TO DISAPPEAR (WE STRUCK A CORD!)

"1. Builders painting brick 2. Brick that builders are painting 3. Paint being used on brick 4. Brick covered with paint 5. Masonry material commonly called brick hidden with a material called paint!" **PAUL PASTORE, Waterside Properties**

THIS YEAR'S TOP TRENDS

Our builders say hello to color and goodbye to gray in 2017.



BERTAZZONI 30 4-BURNER GAS OVEN AT PIRCH



KELLY WEARSTLER "MAVEN" TILES IN GULF AND CANYON AT ANN SACKS



ROCKY MOUNTAIN HARDWARE "METRO" ENTRY SET AT PIERCE HARDWARE



BENJAMIN MOORE "PATRIOT BLUE" GAS OVEN AT TEXAS PAINT & WALLPAPER

HOT

- More Astroturf in back areas are a low-maintenance alternative.
- LED lighting is a smart choice for energy efficiency and longevity.
- Glass-front appliances (or black stainless steel) add a new and different twist on traditional stainless steel.
- Use navy or blue as a neutral in the interior color scheme.
- Natural pools blend into the landscape. Plus, they're pretty.
- Brightly colored appliances add whimsy to the kitchen.
- Trim work is leaning more contemporary with straight, simple lines.
- Use your square footage. Reduced, smaller houses are a welcome trend.
- Gold door hardware and painted front doors welcome guests in style.
- Cars down under: Subterranean garages are hot.
- Elevated dog washes are a comfort—especially one that you don't have to bend over to use.
- Bigger is better when it comes to sinks. Choose industrial, large-scale food prep sinks for the home chef.
- Get smart: It enhances the home experience.
- Play with exotic tiles.
- Phantom screens for entertaining keep the outdoors out.

NOT

- Carpet has seen better days. Instead, spend your budget on beautiful rugs.
- Move over gray—color is back.
- Opt for fewer muntin bars on glass and try wood windows or less traditional mulls or muntins.
- Subway tile for kitchen backsplashes are still stylish, but don't be afraid to play with grout contrasts.
- Hold the brush: Keep the paint away from the bricks.
- Oversized master bathtubs are more for show than practical use.
- Stark white everything—from exterior to interior—is making way for richer hues, even in the kitchen.
- Chevron and geometric tiles date a home. Mix it up with artful patterns.
- The shower is starting to overload with body sprays. Try just one or two.
- Matte is back. Ebony-stained hardwood floors have had their day, but matte black floors are a fresh selection.
- Barn doors were a bold alternative to a pocket door, but now consider "invisible" paneled doors that disappear into the wall. Voilà!
- Yes, you should spend your money on bold lighting, but too many pendants overwhelm a space. Try simple lighting and subtle sconces in lieu of pendants.

What's the most popular hardware finish for 2017?

CHROME IS BACK ON TOP AFTER TAKING A BACK SEAT TO BRASS FOR THE PAST FEW YEARS. BLACK BARELY MADE THE LIST, BUT WE HAVE A HUNCH WE'LL CONTINUE TO SEE THE MOODY HUE IN KITCHENS AND BATH.

POLISHED CHROME

KOHLER "COMPOSED" FAUCET AT FERGUSON



POLISHED NICKEL

KOHLER "BANCROFT" FAUCET AT FERGUSON



POLISHED BRASS

MAESTROBATH "CASO" FAUCET AT TKO



BLACK

KALLISTA "ONE DECORATIVE" FAUCET AT ANN SACKS



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Dallas Homes by the Numbers

WHAT IS THE AVERAGE NUMBER OF HOMES YOU BUILT IN A YEAR?

5 -OR- 6



WHAT PERCENTAGE OF YOUR HOMES INCLUDE A POOL?



The jury's in: Pools are still cool in Dallas. "It makes summer in Texas a lot more bearable."
KURT BIELAWSKI, MORE Design + Build

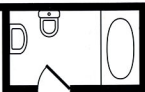
Name an inspiring local architect:

A BEAUTIFUL HOME STARTS WITH A GOOD SET OF BLUEPRINTS. SO, WHEN ASKED WHICH LOCAL ARCHITECTS—PAST AND PRESENT—HAVE INFLUENCED THEM, IT'S NO SURPRISE OUR BUILDERS COMPILED A BRILLIANT LIST.

- BRUCE BERNBaum
- WILLIAM BRIGGS
- DON CAPERTON
- CHARLES DILBECK
- KEITH DOWNING
- ROBBIE FUSCH
- CLIFFORD HUTSELL
- ANTON KORN
- JOHN LIVELY
- EDDIE MAESTRI
- PATRICIA MAGADINI
- LIONEL MORRISON
- DAVID STOCKER
- ROBERT TROWN
- WELDON TURNER
- FRANK WELCH

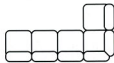
Before you get down to things like picking the color of your kitchen, you've got to have the basics. Our builders share the nuts and bolts.

ARE HOMES TRENDING BACK TO WALLS AND STRUCTURED ROOMS?



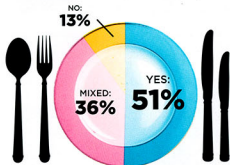
An overwhelming number of our experts are still seeing open concept as the preferred floorplan. But that doesn't mean there shouldn't be some structure. "Open living is still trending among consumers, however homeowners are increasingly wishing they had created some enhanced levels of separation, especially in the kitchen line-of-sight areas," Bryan Hutchinson of Victor Myers Custom Homes says. "The romance of wide-open entertainment intersects the reality of dirty dishes and preparation."

OPEN: **80%** STRUCTURED: **5%** MIXED: **15%**



ARE YOUR CLIENTS STILL ASKING FOR FORMAL DINING ROOMS?

Dallasites do love to entertain. Just more than half our builders found that clients still want that formal dining room, even if it's just to show off their family heirlooms.



ARE YOU STILL INCLUDING FORMAL LIVING ROOMS IN YOUR HOMES?

NO: **65%**

"Formal living rooms are a thing of the past," says Richard Miller of Richard Miller Custom Homes. Still, our builders found that most want a second living space—just used as a library or study instead.

YES: **13%**

MIXED: **22%**

THESE FIVE HOME STYLES ARE THE MOST POPULAR IN TOWN.



MEDITERRANEAN



TRANSITIONAL



MODERN



FARMHOUSE

Describe your dream house.

WE ASKED OUR PANEL OF EXPERTS TO DESCRIBE THE HOME THEY'D WANT TO BUILD FOR THEMSELVES. THEY WEREN'T INTERESTED IN OVER-THE-TOP FEATURES OR MASSIVE SQUARE FOOTAGE. RATHER, THEIR FOCUS WAS ON EASY LIVING, ENTERTAINING, ENERGY EFFICIENCY, AND OUTDOOR SPACES. BUILDER SCOTT SIMMONS WITH SIMMONS ESTATE HOMES SUMS IT UP:

"CLASSIC, INTERESTING, CASUAL TO LIVE IN, BUT NOT TRENDY."

IT MUST HAVE:

Most of the square footage on the first level

Large garage with multipurpose uses

Energy efficiency

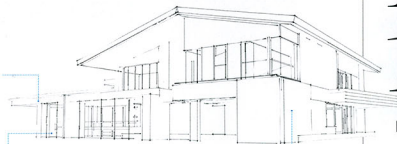
Large closet spaces

Floor-to-ceiling glass windows and doors

Outdoor living space with phantom screens and kitchen

Water features, but no pool

"A crushed ice machine is a must."
—DENNIS MULLINIX,
Mullinix Custom Homes



"A traditional-style house with a slight modern edge. Unique touches—like custom millwork, satin brass, and wall coverings—make a house a home."
LAUREN GRASSO,
Ellen Grasso & Sons

"It would be a zero-energy, 2,500-square-foot single story with a four-car garage and large outdoor living space."
WAYNE ATKINS,
Sterling Brook Custom Homes

"At the end of the day, it's one that sees all the square footage and there are no wasted/unused areas."
MICHAEL MUNIR,
Sharif & Munir Custom Homes

"Incredible kitchen for entertaining, functional inside/outside living areas, knocked-out master suite and bathroom with smart home technology."
BLAKE EVENSON,
Hudson Construction Group

"I would love a single story modern home with lots of windows on Turtle Creek with a walk-out basement. I would have a conservatory style greenhouse on the property. I love moving water, clean lines, and functional spaces."
JONATHAN BOOTH,
Booth Brothers Homes

WHAT'S THE APPROXIMATE AMOUNT OF TIME IT TAKES TO BUILD A HOUSE—FROM START TO FINISH?

10
-TO-
12

MONTHS ON AVERAGE

~~JANUARY~~

~~FEBRUARY~~

~~MARCH~~

~~APRIL~~

~~MAY~~

~~JUNE~~

~~JULY~~

~~AUGUST~~

~~SEPTEMBER~~

~~OCTOBER~~

~~NOVEMBER~~

~~DECEMBER~~



WHAT'S THE AVERAGE NUMBER OF BATHROOMS?

Most of the builders we surveyed are typically building a full bath for each bedroom, plus a powder room or pool bath.

WHAT'S THE AVERAGE GARAGE SIZE (NUMBER OF CARS)?



UNDER 3: 49%



4: 44%



MORE THAN 4: 7%

WHAT'S THE AVERAGE SQUARE FOOTAGE OF YOUR HOMES?

5,000 sq. ft.

WHAT'S THE AVERAGE NUMBER OF BEDROOMS?



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