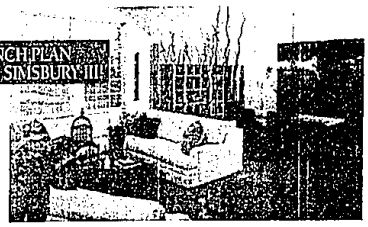
At last, a residence worth leaving home for.



You always said it would take something very special to get you to move. Well, one visit to Simsbury should be enough to start you packing. You'll notice the difference the moment you drive past the charming gate house. Collector's Edition condominium residences in a true master planned community complete with its own village shoppes and swim club. Ranch, loft and two-story plans display Herman Frankel's design mastery.

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Village at Simsbury

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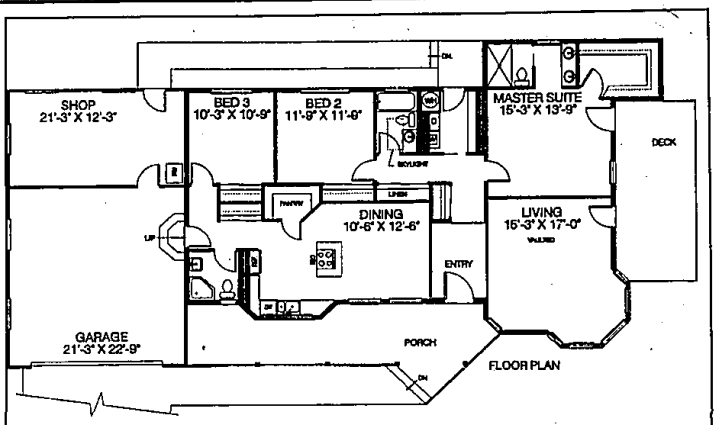


Compact single-floor home offers 3 bedrooms, workshop

A large workshop, separate from the garage is included in the floor-plan of the Kaempferi, a compact single-level home with country-style front porch.

Economical to build, this home is well-suited to the needs first-time home buyers, singles, or empty nesters. And it can be adapted for wheelchair accessibility.

Family living areas are at the front, bedrooms at the back. The vaulted ceiling gives a sense of spaciousness to the living room. A five-sided bay window brightens the living room and creates an interesting recess for plants, a specially designed couch, a couple of easy chairs – the possibilities are endless. The living room also has a door that opens onto a small deck.

Most homes this size have two bathrooms, but this one has three. The one next to the garage comes in handy for clean-up when clothes and shoes are grubby from working in the shop or garden.

Counter space in the kitchen is augmented by a work island, with a built-in range and oven. Other features include a large walk-in pantry, broom closet, and built-in dishwasher. Sink and dishwasher are nestled into a bay window that faces the street. Some families might prefer to outfit the adjacent space as a family room rather than a dining room.

Luxury touches in the master suite include a huge walk-in closet, oversized shower and twin basins in the dressing area. A glass door provides access to the deck.

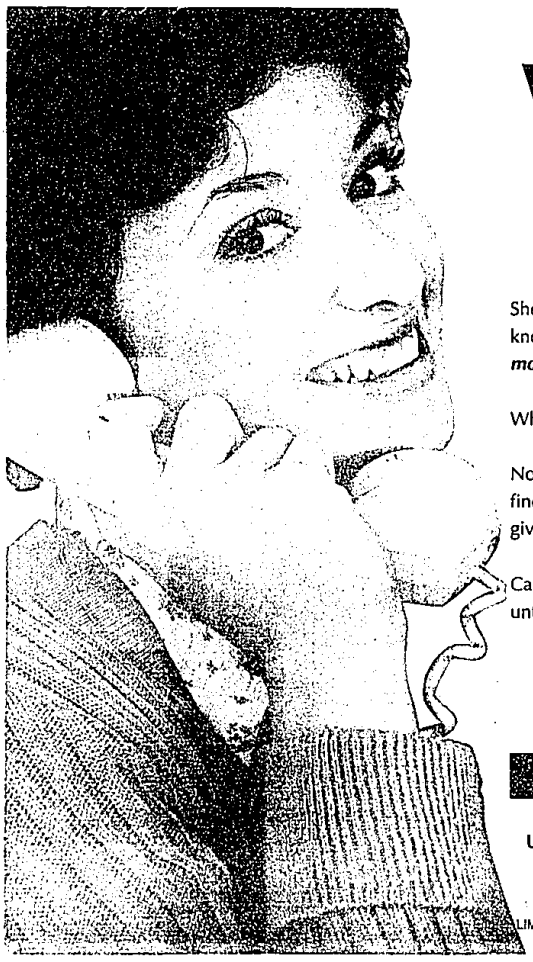
The utility room has cabinets and a long counter for folding clothes. It can be entered from the back yard, as well as from the interior hallway.

Although not included in the plan, another deck could be built behind the home.

A skylight brightens the main bathroom, and a large linen closet is across the hall, next to the coat closet by the entry.

Bedroom three, which is accessible from the kitchen, could be used as a home office, hobby room, or you-name-it, if a third bedroom is not needed.

For a study kit of the Kaempferi (336-050), send $10 to Landmark Designs, 33127 Saginaw Rd. E, Cottage Grove OR 97424. (Be sure to specify plan name and number.) For a collection of plan books featuring our most popular house plans, send $20 to Landmark, or call 1-800-562-1151.



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