

# **LET'S TALK ABOUT HOUSE STYLES**



## **THE IMPORTANCE OF HOUSE STYLES**

When listing a house on the MLS, it's important to make sure that you list it with the correct information. If not, potential buyers could miss your listing all together when searches are done for specific styles. House styles is one of the most misunderstood fields and has the most errors in our MLS than any of the other categories. Hopefully, this presentation will guide you through and educate you in this important subject.

**When Adding a Listing, House Styles will be one of the last fields to fill out when entering a residential listing. There are 18 different house styles and they are listed below.**

<b>A-Frame</b>	<b>Cottage</b>	<b>Split Foyer</b>
<b>Cabin</b>	<b>Country</b>	<b>Split Level</b>
<b>Cape Cod</b>	<b>Craftsman</b>	<b>Townhouse</b>
<b>Chalet</b>	<b>Historical</b>	<b>Tudor</b>
<b>Colonial</b>	<b>Log</b>	<b>Victorian</b>
<b>Condo</b>	<b>Ranch</b>	
<b>Contemporary</b>		

**The following slides will describe each style with a brief description. I encourage you to go to the internet for a more in depth look, history of and pictures of each one.**



# A-FRAME

While its triangular shape is its key characteristic, there are other features that make A-frame homes what they are, both inside and out. They typically include the following features:

- HIGH INTERIOR CEILINGS
- LARGE WINDOWS
- OPEN FLOOR PLANS
- LOFT SPACES
- DEEP EAVES
- GABLES IN THE FRONT AND BACK
- WOOD SIDING







# **CABINS**

- **SMALL SIMPLE FLOOR PLANS**
- **RUSTIC FEATURES**
- **PORCHES, DECKS, FIREPLACE, ONE OR TWO BEDROOMS**







# CHALET

- **EXTERIOR**

- **SLOW SLOPING ROOFS**
- **OVEREXTENDING ROOF**
- **WOOD OR STONE**
- **MULTIPLE DECKS**
- **ORNATE**

- **INTERIOR**

- **HIGH CEILINGS**
- **OPEN FLOOR PLANS**
- **FIREPLACES**







# LOG

- OTHER THAN BEING MADE FROM LOGS AND WOOD, A LOG HOME HAS VERY DISTINCT CHARACTERISTICS. FEATURING MODERN AMENITIES—including cable, heating, air conditioning, and more. SIZE IS THE MAIN COMPONENT THAT MAKES A LOG HOME STAND APART FROM A LOG CABIN. LOG CABINS ARE MEANT TO BE AN ESCAPE WHILE LOG HOMES ARE MADE TO BE PERMANENT DWELLINGS.
- SOME STYLES FEATURE METAL ROOFS AND STONE SIDING, WHILE OTHERS BOAST BEAUTIFUL STONE PILLARS AND STRETCHES OF GLASS TO LET IN NATURAL LIGHT.
- MADE WITH REAL LOGS NOT A LOG VENEER.
- YOU CAN SEE THE LOGS FROM THE INSIDE AND OUTSIDE.





LogHomeGuys.com



## **What is the difference between the Cabin, the Chalet and the Log Home**

**Often times the differences between these three categories are difficult to separate, so were going to do a side by side comparison.**

### **Cabins**

**Small  
Mostly wood panels, stone or  
Logs  
Basic  
Rustic  
Fireplace  
1-2 Bedrooms  
Small Kitchen Area  
Porch  
Simple Gable or  
Cross Gable roof  
Minimum Decoration  
Can be used as primary home  
but are often rental properties**

### **Chalet**

**Large  
Ornate  
Fireplace  
Multi Bedrooms  
Large Kitchen  
Open floor plan  
High windows  
High pitched roof  
Multi story  
Wide eaves  
Often used for vacation  
destination in Alpine areas**

### **Log Home**

**Larger  
Built using full Logs  
Used as a permanent dwelling and  
not a vacation home.  
Modern amenities and appliances  
Multiple Bedrooms  
Wide range of roof pitches and angles**



# CAPE COD

- SYMMETRICAL APPEARANCE WITH A CENTERED FRONT ENTRY.
- STEEP ROOFS WITH SIDE GABLES AND AN OVERHANG.
- SHINGLE SIDING.
- GABLED DORMERS.
- DOUBLE-HUNG WINDOWS WITH SHUTTERS.
- CENTRALIZED CHIMNEYS.
- SIMPLE EXTERIOR ORNAMENTATION.
- USUALLY SEEN IN THE NORTH-EAST







# COLONIAL

- **2 TO 3 STORY**
- **SIMPLE, RECTANGULAR, MINIMALIST DESIGN**
- **LARGE COLUMNS**
- **DECORATIVE ENTRYWAYS**
- **SYMMETRICAL**
- **CHIMNEY**
- **SHUTTERS**







# CONDOMINIUM

- A CONDOMINIUM, OR CONDO, IS **AN INDIVIDUALLY OWNED RESIDENTIAL UNIT IN A COMPLEX OR BUILDING OF LIKE UNITS.** CONDO OWNERS OWN THEIR UNITS BUT SHARE COMMON SPACES, AMENITIES, AND OTHER RESOURCES. THEY PAY CONDO FEES, WHICH COVER MAINTENANCE COSTS, AMENITIES, AND THE UPKEEP OF COMMON SPACES.





# **CONTEMPORARY VS MODERN**

**The Modern age of houses came about after the Victorian Era, where architecture changed from ornate to minimalistic. Where the Victorian era was all about showing how wealthy a person was, the modern style went in the opposite direction. Modern houses consisted of smooth, straight lines; open floor plans; large glass windows; geometrics shapes and patterns; man-made materials; and natural elements that showed an integration with the outdoors. Modern homes emphasize the space's practical and functional nature rather than its aesthetic or ornate elements. Often called mid-century modern, these houses were the forerunners to today's Contemporary style. Contemporary homes of today is a style that changes as the use of different materials change. The concepts are the same: minimalism, clean straight lines, wide usage of glass, open floor plans. However, the materials used today differ from the modern era. More metals, glass and new materials like hempcrete are the norm for today's Contemporary home.**

**To sum up these two categories, Modern is in the past and Contemporary is now. They both share the same basic architectural principles but Contemporary is always evolving using new and innovative materials as they become available.**

# CONTEMPORARY

- THEIR DESIGNS ARE MORE FREE-FORM AND ARTISTIC, TAKING CUES FROM ALL TYPES OF DESIGN RATHER THAN AS A RESPONSE TO THE TIMES. EVEN THOUGH THESE HOME DESIGNS DIDN'T REALLY GAIN TRACTION UNTIL THE 1970S, IT'S IMPORTANT TO REMEMBER THAT THE ARCHITECTURE DOESN'T STEM FROM A SPECIFIC MOVEMENT AND DOESN'T REFER TO A SPECIFIC TIME PERIOD. IT'S FLUID AND ALWAYS CHANGING TO MATCH WHATEVER IS POPULAR RIGHT NOW.



# CONTEMPORARY

- FOLLOWS THE TRENDS OF THE CURRENT HOMES STYLES
- IRREGULAR, ASYMMETRICAL FAÇADE
- STRONG, GEOMETRIC SHAPES
- EXTENSIVE USE OF NATURAL LIGHT
- OPEN FLOOR PLAN IN L, T, H OR U SHAPE TO EMBRACE OUTDOOR SPACE
- FLEXIBLE LAYOUT TO ADAPT TO CHANGES IN FAMILY NEEDS
- LARGE WINDOWS, OFTEN PLACED NON-SYMMETRICALLY
- LARGE FLOOR TO CEILING WINDOWS
- ONE OR TWO STORIES
- LOCAL OR RECYCLED BUILDING MATERIALS
- SUSTAINABLE, ECO-FRIENDLY MATERIALS SUCH AS BAMBOO FLOORING AND GRANITE COUNTERTOPS
- GREEN HEATING, AIR-CONDITIONING AND PLUMBING SYSTEMS TO CONSERVE ENERGY



**Modern**

**Contemporary**



# COTTAGE

- **COTTAGES BEGAN IN THE ENGLISH COUNTRYSIDE AND WERE THE DWELLINGS OF FARMERS.**
- **USUALLY SECONDARY OR RECREATIONAL RESIDENCES**
- **SMALL**
- **RURAL SETTINGS**
- **MIXTURE OF STYLES**
- **VRBO**







# COUNTRY

- THE COUNTRY STYLE IS A **BROAD COMPASSING STYLE OF DESIGN AND HOME CONSTRUCTION** THAT IS LOOSELY BASED ON TRADITIONAL FARMHOUSE STYLES. THERE ARE A FEW FEATURES THAT DEFINE THE STYLE UNIVERSALLY: MUTED COLORS, ANTIQUE/DISTRESSED LOOKS, SIMPLE YET FRUITFUL DECOR AND A TRADITIONAL FOCUS ON NATURAL THEMES.

# **COUNTRY**

- **TYPICALLY, 2 STORIES W/HIGHER PITCHED GABLED ROOF**
- **DORMERS**
- **WRAP-AROUND PORCH**
- **NATURAL OR PAINTED WOOD SIDING**
- **SHUTTERS**







# CRAFTSMAN

- COVERED FRONT PORCH
- TAPERED COLUMNS THAT SUPPORT THE ROOF
- DEEP OVERHANGING ROOF EAVES
- WASHED-OUT EARTH TONES
- MULTI-PANE WINDOWS
- PARTIALLY PANED DOORS
- BUILT-IN BOOKSHELVES
- WINDOW SEATS
- FIREPLACE

*CRAFTSMAN HOMES SHOWCASE THE CRAFTSMANSHIP OF THE BUILDER.*





# HISTORICAL

- TO BE ACCEPTED AS A HISTORIC PROPERTY, THE HOME NEEDS TO BE AT LEAST 50 YEARS OLD (ALTHOUGH THERE ARE SOME EXCEPTIONS) AND MEET ONE OF FOUR CRITERIA:
- IT'S CONNECTED TO SIGNIFICANT, HISTORICAL EVENTS
- IT'S CONNECTED TO THE LIVES OF SIGNIFICANT INDIVIDUALS
- IT'S CONSIDERED AN EMBODIMENT OF A PARTICULAR MASTER OR HISTORIC STYLE
- IT HAS PROVIDED OR IS LIKELY TO PROVIDE IMPORTANT HISTORICAL INFORMATION







# RANCH

- TRADITIONAL RANCH STYLE HOMES ARE SINGLE-STORY HOUSES COMMONLY BUILT WITH AN OPEN-CONCEPT LAYOUT AND A DEVOTED PATIO SPACE. IT'S IMPORTANT TO NOTE THAT WHILE MOST RANCH STYLE HOMES DON'T FEATURE A SECOND FLOOR, MANY DO HAVE FINISHED BASEMENTS. SERVING AS AN ADDITIONAL FLOOR, THE BASEMENT INCREASES THE OVERALL SPACE AVAILABLE IN THE HOME AND WORKS GREAT AS AN AREA FOR A HOME THEATER, A HOME GYM, OR ADDITIONAL BEDROOMS.



# RANCH

- SINGLE STORY.
- OPEN CONCEPT FLOORPLAN.
- RECTANGULAR, “U”, OR “L”-SHAPED.
- DEVOTED PATIO OR DECK SPACE.
- LARGE WINDOWS AND SLIDING GLASS DOORS.
- LOW-PITCHED ROOFLINE WITH WIDE EAVES.
- OFTEN INCLUDES A FINISHED BASEMENT.
- OFTEN FEATURES AN ATTACHED GARAGE.





# SPLIT LEVEL

- A SPLIT-LEVEL HOME (ALSO CALLED A BI-LEVEL HOME OR TRI-LEVEL HOME) IS A **STYLE OF HOUSE IN WHICH THE FLOOR LEVELS ARE STAGGERED**. THERE ARE TYPICALLY TWO SHORT SETS OF STAIRS, ONE RUNNING UPWARD TO A BEDROOM LEVEL, AND ONE GOING DOWNWARD TOWARD A BASEMENT AREA.

# **SPLIT LEVEL**

- **LOW-PITCHED ROOFS**
- **INTEGRATED GARAGES**
- **LARGE LIVING AREAS**
- **MULTIPLE ATTICS**
- **MINIMAL DECORATIONS**
- **DOUBLE-HUNG WINDOWS**
- **LARGE PICTURE WINDOW**







# SPLIT FOYER/ENTRY

- THIS IS A TWO-STORY HOUSE THAT HAS A **SMALL ENTRANCE FOYER WITH STAIRS THAT "SPLIT"**—PART OF A FLIGHT OF STAIRS GO UP (USUALLY TO THE LIVING ROOM, KITCHEN, AND BEDROOMS) AND PART OF A FLIGHT OF STAIRS GO DOWN (USUALLY TO A FAMILY ROOM AND GARAGE/STORAGE AREA).



# **SPLIT FOYERS**

- **SAME AS SPLIT LEVEL**
- **NO LIVING SPACE AT ENTRY**
- **SMALLER FOOTPRINT**
- **POPULAR IN THE 80'S AND 90'S**





# TOWNHOUSE

- TOWNHOUSES ARE A STYLE OF MULTI-FLOOR HOME THAT SHARE ONE TO TWO WALLS WITH ADJACENT PROPERTIES BUT HAVE THEIR OWN ENTRANCES. IN THE SUBURBS, TOWNHOUSES ARE OFTEN UNIFORM HOMES BUILT IN A DISTINCT COMMUNITY THAT MIGHT HAVE ITS OWN HOMEOWNERS ASSOCIATION.





# TUDOR

- IN GENERAL, TUDOR HOMES SHARE SEVERAL COMMON FEATURES:
- A STEEPLY PITCHED ROOF WITH MULTIPLE OVERLAPPING,
- FRONT-FACING GABLES;
- A FACADE THAT'S PREDOMINANTLY COVERED IN BRICK BUT ACCENTED WITH HALF-TIMBER FRAMING (WIDELY SPACED WOODEN BOARDS WITH STUCCO OR STONE IN BETWEEN);
- MULTIPLE PROMINENTLY PLACED BRICK OR STONE CHIMNEYS
- TALL WINDOWS WITH RECTANGULAR OR DIAMOND-SHAPED PANES THAT REALLY PLAY UP THE MEDIEVAL-STYLE CHARACTER.
- THE FRONT DOORS TYPICALLY HAVE AN ALMOST CASTLE-LIKE APPEARANCE TO THEM AS WELL: THEY'RE USUALLY OFF-CENTER WITH A ROUND ARCH AT THE TOP OF THE DOOR OR DOORWAY, WHICH TENDS TO BE BUILT OUT OF STONE THAT CONTRASTS AGAINST THE BRICK.







# VICTORIAN

- **TWO TO THREE STORIES.** VICTORIAN HOMES ARE USUALLY LARGE AND IMPOSING.
- **WOOD OR STONE EXTERIOR.** THE MAJORITY OF VICTORIAN STYLES USE WOOD SIDING, BUT THE SECOND EMPIRE AND ROMANESQUE STYLES ALMOST ALWAYS HAVE OUTER WALLS MADE OF STONE.
- **COMPLICATED, ASYMMETRICAL SHAPE.** VICTORIAN HOMES HAVE WINGS AND BAYS IN MANY DIRECTIONS.
- **DECORATIVE TRIM.** COMMONLY CALLED "GINGERBREAD," VICTORIAN HOMES ARE USUALLY DECORATED WITH ELABORATE WOOD OR METAL TRIM.
- **TEXTURED WALL SURFACES.** SCALLOPED SHINGLES, PATTERNED MASONRY OR HALF-TIMBERING ARE COMMONLY USED TO DRESS UP VICTORIAN SIDING.
- **STEEP, MULTI-FACETED ROOF OR MANSARD ROOF.** VICTORIAN HOMES OFTEN HAVE STEEP, IMPOSING ROOFLINES WITH MANY GABLES FACING IN DIFFERENT DIRECTIONS.
- **ONE-STORY PORCH.** A LARGE, WRAPAROUND PORCH WITH ORNAMENTAL SPINDLES AND BRACKETS IS COMMON, ESPECIALLY IN THE QUEEN ANNE STYLE.
- **TOWERS.** SOME HIGH-END VICTORIAN HOMES ARE EMBELLISHED WITH A ROUND OR OCTAGONAL TOWER WITH A STEEP, POINTED ROOF.
- **VIBRANT COLORS.** BEFORE THE VICTORIAN ERA, MOST HOUSES WERE PAINTED ALL ONE COLOR, USUALLY WHITE OR BEIGE. BY 1887, BRIGHT EARTH TONES LIKE BURNT SIENNA AND MUSTARD YELLOW WERE IN VOGUE.







**That's it for our House Style presentation. Hopefully you have been enlightened just a bit to help you in your real estate endeavour. Just a quick note before you click away. Some houses can fall into more than one style. Make sure though, if you do multiple styles, that the house your listing falls into those specific styles. Don't call a Victorian house a Victorian and a Craftsman or a Cabin an A-Frame also. Please be specific, trust me it will improve your views and possible closings if you do.**