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The contemporary question

Whether people love or hate the style of home, the contemporary question always comes up, real-estate agents say. These days, even in a traditional town, modern-leaning design is finding new fans. For more on the story, see Page 6.

An expansive main room with abundant natural light and modern decor is a key feature of this contemporary-style home on 5.5 acres at 2861 Millstone Plantation Road. The four-bedroom house is one of the featured homes today in an open-house event for contemporary designs.

CHRISTIE ORROS/SPECIAL TO HOMEFINDER.COM WEEKLY

Contemporary style speaks to many of today's buyers

By Christie Orros

Special to HomeFinder.com Weekly

"So tell me, what kind of a house feels like home to you?" the Realtor asks the couple to get the discussion started.

"I want a big gourmet kitchen and he wants a huge garage," the wife immediately replies.

"Wow, what a surprise..." the Realtor thinks to herself.

"Oh yeah, and I absolutely [love/hate] contemporary-style houses," says the husband.

This conversation echoes dozens of times a day through Realtors' offices all over our fine city.

As a long-time fellow Realtor often reminds me, "There's a rear-end for every seat." This is true, because inevitably someone out there will fall in love with every house in Tallahassee if the price and style are right.

Thus, a previously neglected and increasingly sought-after dwelling style for today's abode hunters is "green, contem-

porary-ish" (Yes, that's a real word in real estate sales-speak). Thanks to HGTV's boundary-pushing style influence, our ever-rising utility bills and a growing desire to simplify our over-teched lives, there is a movement toward what most view as "contemporary" architecture and design.

What is a "contemporary" house? We can't exactly define it, but we know it when we see it. To add a more textbook base to the subject, I searched through books and websites from sources one would deem the proper authorities of architectural style definitions. Ultimately, I found what I believe to be the most relatable explanation in an obscure article on Wisegeek.com (www.wisegeek.com/what-is-contemporary-architecture.htm):

"A precise definition of 'contemporary' architecture... is not so simple to articulate."

"It is generally recognized that contemporary architecture is an evolution of modern archi-



CHRISTIE ORROS/SPECIAL TO HOMEFINDER.COM WEEKLY

This contemporary-style home on 5.5 acres at 2861 Millstone Plantation Road has numerous modern features that enhance the living spaces and draw attention to the natural surroundings. It is one of the featured homes today in an open-house event for contemporary designs.

ture. While these two terms are sometimes used synonymously, this usage is not correct. Modern architecture refers to the building style of the early to mid-20th century. It featured clean lines and an emphasis on function. Those elements that characterized modern architecture, however, were also sometimes thought to be cold and impersonal. This belief led to the creation of the contemporary style as is recognized today.

"Like the modern style, contemporary architecture connects indoor and outdoor spaces, but it adds some personal touches and warmth throughout the living space. The use of natural light also plays a big part in defining this style. For this reason, large and expansive windows are a common and easily recognized feature of contemporary homes."

"Green building is also becoming a strong component of the contemporary style. Architects today are placing more emphasis on energy efficiency; they also are using sustainable, natural, and recycled

materials, thus creating eco-friendly houses. Contemporary homes are also often thoughtfully integrated into their natural surroundings."

Sounds great, doesn't it? However, this isn't Arizona or California. This is North Florida. We love our columns, red brick, tall roof lines and front porches, right? Yes, but if you strolled through any of the amazing houses on display for last month's Parade of Homes event, you saw a lot of completely open living areas (goodbye, separate formal dining room), green building materials and floor-to-ceiling windows with lots of natural light.

In the decade I've been working in Tallahassee real estate sales, not once have I heard a buyer say, "You know, this house would be so much better if we added a few more walls to the living area." We Realtors have helped so many buyers price out wall removals that we ought to give away sledge hammers at closings. Even if buyers do want a more traditional face on their house, they want it to have an open interior and be as

functionally and energy-efficient as possible.

Locally, there is an invisible polar line for house style. On one far end is "contemporary" and the other is "traditional." Contemporary — open, clean lines, green, etc. Traditional — separate living areas, less natural light. Buyers and sellers will nearly always express their thoughts on where a house falls on this line, according to their interpretation.

Patti Ketcham, a fellow Realtor, adds her thoughts on which way buyers often lean on this line. "I have known buyers who started out wanting traditional and fell for contemporary, but I cannot recall one buyer who started out wanting contemporary and falling for a traditional home," she says. "Every contemporary home I have sold, the sellers always talked about the great parties and family gatherings they had at their house through the years."

People that grew up in traditional houses often seek out the benefits that a truly contemporary home can offer. Mark Holcomb,

who recently purchased a home in Betton Hills that is easily recognizable as an true contemporary house, had this to say about his flat-roofed 1950s-era "atomic ranch."

"Its style is simple, yet unique. It brings the outdoors into the house in several ways, from the atrium to the large windows in the living room, dining room and family room. I've tried to learn a little bit about mid-century architecture, which helps me appreciate these and many other details even more," Holcomb said.

Some of the finer examples of Tallahassee's contemporary houses can be toured today from 2 to 5 p.m. Local Realtors have gathered their contemporary inventory to showcase, among them an amazingly well done, ultra-contemporary home with walls of glass surrounding a pool and a stunning kitchen with only two walls can be found at 2861 Millstone Plantation Road.

— Realtor Christie Orros is an agent with Coldwell Banker Hartung and Noblin Inc. in Tallahassee. Contact her at agent@tallyrealestate.com.

2012 HOMEBUYER SHOWCASE

Hosted by Tallahassee Lenders' Consortium
A part of NEIGHBORWORKS WEEK

WHERE: TCC @ Center for Workforce Development
TIME: 9:00 A.M. to 2:00 P.M.
WHEN: Saturday, June 9, 2012

Free Admission (12 coin donation requested but not required)
Free Tour of Homes
Free Workshops

Visit us online at www.TallahasseeLenders.org or call us at 850-222-6609

Live us on and follow us on

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CONTEMPORARY HOMES

CONTEMPORARY HOME ONLY \$100,000



5415 Sombra del Lago
Awesome LAKEFRONT 3 bedroom, 3 bath townhome with wood floors, granite countertops, master down or up, one bedroom down w/bath, 2 bedrooms and 2 baths upstairs, great big deck overlooking Lake Jackson. Convenient to Colleges, Airport, Downtown and Havana! Owner ANXIOUS! Make offer!

Barbara Slaughter 599-5450
Remax Professionals Realty

OPEN SUNDAY 3-5



853 Eagle View Drive
4BR/3BA, approx. 3200 sq. ft. home backs to eagle preservation area. Kitchen has Stainless steel appliances and granite countertops. Separate family & dining rooms, game room, Brazilian hardwood floors. Screened porch and sprinkler system. All for \$299,900.

Please call Darrell Wills at 850-264-5210
TeamWills.com
The Marquee Realty Group

OPEN 2-4 Newer Myers Park Home



1520 Golf Terrace - Gorgeous Golf Course View!
Charming Newer Home with Loads of Features! Built in 2003, 3 bdrm 2.5 baths, 2806 sq ft with master down. Light & bright, loaded with windows, open floor plan, huge kit, granite tops, stainless appliances, gas stove & large walk-in pantry! Covered balcony & porch with French doors, hardwood flrs, 9+ ft ceilings, deck off side yard & family rm with fireplace & w/ bar! Move right in! Priced at recent appraisal, \$325,000.

Penny Herman Realty 980-0951 Visual tour at hermanhouse.com



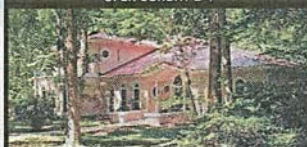
OPEN SUNDAY 2-4



4516 ANDREW JACKSON WAY, Greenwood Hills.
One of a kind Pool Home, 5BR/3.5BA in park-like setting, 2654 sq. ft. New Wrap deck overlooks the sparkling pool. It's time for that summer fun and relaxation, Stainless Steel Appliances, New Tile Flooring, Counter tops & Lighting, Large Eat-in Kitchen with lots of Cabinets, Formal Dining Room, Master BR down, 3BR's up, One with a private entrance and bath, Large Living Room with Wood Burning Stove, \$273,000

Chad Feliciano, 850-251-2049
Primesouth, Fexler, Russell, and Ferrie

OPEN SUNDAY 2-4



7600 Bradfordville Road
Paradise for sale in Tallahassee! Mediterranean-style home; 4 bd., 3.5 baths; 10.81 acres in prestigious Dublin Downs on private Lake. Entry to this property is through wrought iron gates with stucco pillars. Solar-powered lights add dramatic accents at night. 3-stall barn; pastures galore, walkway leading to screened gazebo on the lake; 72' lap pool; magical views of grounds from upstairs balconies; Fantastic "green" home. \$799,000.

Call Debbie Milazzo (850-273-9306) or Jennifer Stowell (850-567-3223) of Keller Williams Realty

OPEN SUNDAY 2-4



815 Middlewood Dr.
Private and serene 1.2 acre in town lot. Home built by Skip Sheffield with upgrades, built ins and storage galore! Formal living and dining plus family room with fireplace; Skylights and sun tunnels throughout, granite countertops, stainless steel appliances & huge walk in pantry, gigantic master closet, large screen porch, 2 car side entry garage and the list goes on! MLS#223937 \$475,000

Virginia Glass, 599-2645
www.VirginiaGlass.com
Coldwell Banker Hartung & Noblin

OPEN SUNDAY 1-3



1106 Mimosa Dr.
Great home, 4 bedrooms, 3 full baths, open airy, totally redone down to the walls complete renovation. New heat/ac, roof, kitchen, plumbing, duct work. Unbelievable tile and hardwood, living area opens on to private backyard. Extra high ceilings in home and in outside private office. Private studio, with a/c and heat in the back yard. \$299,000.

Gail Mobley-Loveless, 850-544-5477,
Ketcham Realty Group

OPEN SUNDAY 2-5



2681 Millstone Plantation Road
4BR/3.5BA - 4499 sq ft - Screened saline pool with waterfall - Built in 2006 - Mediterranean palace w/ contemporary flair on 5.5 acres will dazzle for generations. Directions: North on Thomasville Rd - Left at Millstone Plantation Rd (just past Chili's) - approx 2 miles to 2681 Millstone Plantation Rd.

Christie Orros - 850-321-2393
Coldwell Banker Hartung & Noblin

Open Sunday 2-5 Luxury 4BR/3Bath



Fabulous at 6288 Amanda Nicole Court.
Gated Ridge at Velda Dairy Open, Luxury Brand New Brick Custom, 4 bedroom, 3 bath, richest wood and ceramic tile floors, Glamour Granite Kitchen w/island, contemporary at its best, entertain here! High ceilings, Light/bright, Open Parlor Dining, Family room to huge screened porch! Palatial Master w/Lux. Baths, South American Flair! \$439,900. Thomasville Rd N. rt. Kerry Forest, left Velda Dairy, left Velda Dairy Dr at Ridge, left Amanda Nicole

Barbara Dickson, 545-3419
Remax Professional Realty

ON LAKE JACKSON! OPEN SUNDAY 2-5



4541 Andrew Jackson Way
This house has it all! ON LAKE JACKSON, 3 HORSE STALL BARN WITH TACK ROOM, Over 4 acres, 3378 sq. ft. 4 bedrooms PLUS office, 3 1/2 baths. Formal & informal areas. Granite island kitchen with new stainless appliances, 3x12 screen porch & wrap-around deck overlooks stable, pasture & best of all, Lake Jackson. 6+ vehicle carport under porch. \$449,900.

Margaret Beard, 850-508-2021
Armor Realty of Tallahassee, Inc.

OPEN SUNDAY 2-5



7614 White Fence Lane - Beautiful spacious home on 2.61 acres also comes with a fantastic detached workshop! 3110 sq. ft. heated/cooled space, lg. rms. very nice, clean condition. LR features FP & very tall vaulted ceiling, 3BRs downstairs, hobby/playroom possible 4th BR up. Family room w/wood flooring, lg laundry, huge walk-in pantry, screened porch overlooking beautiful back yard a few of the features. Only \$269,900! Dir.: Apalachee to Williams to Cabin Hill.

Nancy Stedman-Laux, 850-545-7074,
Retriever Property Enterprises, LLC
realnancylaux@comcast.net

OPEN SUNDAY 3-5



892 Maderia Circle
4 bedroom, 2.5 baths. This open floor plan vaulted wood ceiling home sits on 1.57 acres in the heart of Tallahassee off Lake Shore in Brandon Woods. 2736 sq. ft. with a 20x35 Sunroom. 4th bedroom is off of master and makes great sunny office. Lots of wood and stained glass treat condition and very private. MLS# 219356 \$290,000

YVONNE HOWELL, 933-2219
Coldwell Banker Hartung & Noblin

OPEN SUNDAY 2-5 PRICE REDUCED!



2412 Winthrop, \$315,000
3BR/3BA, 3386 sqft, WOOD complete, recent ro spotless clean, new carpet! Wall of window overlooks private backyard. Kitchen opens to fan rm w/gleaming hardwood floors & fireplace. Ga room & private office. 2 large screened porch decks & private studio/workshop.

www.2412Winthrop.com
Hostess Wendy Whalen, 508-4934
Ketcham Realty Group

OPEN SUNDAY 2-4



7000 Duck Cove Rd. AMAZING 8 AC LAKEFRONT
Home features panoramic Lake McBride views fr every room; Geo-thermal HVAC w/3 zones, ceilings in octagonal family room adjacent to a kitchen complete with built-in pantry. Hobby room PLUS office. Hear the laughter in the 20x40 gunn fenced pool as you enjoy the serenity and oak shad outdoors. New roof in 2010 and nicely landscaped for your family. MLS#220450 \$775,000

Hosted by Nadia Scheffers, 264-9005
www.VirginiaGlass.com
Coldwell Banker Hartung & Noblin

LakeTalquin.com



6475 Tracy Ln - Modern home, clean lines, or living areas & abundant natural light. Living a w/fireplace, media room, sleek kitchen w/windust accents, triple sliding pocket glass doors create seamless indoor/outdoor space, turning the cove patio, pool & hot tub into space for everyday livi Master bedroom offers a walk-in closet, & Spa-bath w/a walk through shower. \$570,000
Thomasville, R Kerry Forest, L Velda Dairy, L Velda Dairy Dr, Tracy Ln

Suzanne McChes 850.556.2299
LakeTalquin.com Mattlox Realty, Inc.

CONTEMPORARY HOMES