

THE 2008 AMERICAN LIFESTYLE HOME

# HOME-BASED SUCCESS

The Home of the Future comes to Keller Town Center



Something out of the ordinary is stirring up excitement in Keller. Cruise past the shops, residences, restaurants and parks of Keller Town Center and you will find something wonderfully surprising being built here.

**E**nter the truly unparalleled executive live/work lifestyle community of The District at Uptown. The cornerstone of this community is the newly constructed, 2008 AMERICAN LIFESTYLE SHOWCASE HOME. This once-in-a-lifetime, designed-by-request showcase home—and the unique lifestyle it offers—is unlike anything you have ever seen before.



The 2008 American Lifestyle Home celebrates its grand opening during *KellerFest!* weekend, beginning May 30th. Tours will run each weekend through the end of June. For tickets, show schedule and location, visit [www.2008lifestylehome.com](http://www.2008lifestylehome.com).

This master-planned, master-executed community has been successfully achieved through an award-winning design team taking survey results compiled from a large number of Keller and NE Tarrant County residents. From these surveys, the ideas, dreams, preferences and vision for the way homeowners want to live has been carefully and methodically used in the design and construction of this precise community of live/work executive residences. Survey results show that homeowners are craving a home and a neighborhood environment that is nurturing and inspirational. Today's homebuyers will quickly trade showy square-footage for inspiring and well-proportioned spaces, functional storage and dedicated home office spaces.

Often times, today's homeowner is searching for the qualities of a million-dollar, custom-featured home, but in a smaller, more suitably-sized package.

Every aspect of the new live/work community of The District at Uptown resonates quality and authenticity, while responding to the desires of the primary target market—mature business professionals and empty nesters. The environment itself boasts exceptional, sought-after features—from the grand neighborhood entry to the Pavestone covered streets, alleys, drives and walkways. Important accents also include luscious landscaping, soft outdoor lighting, custom iron fencing and elaborate balconies that adorn these magnificent homes. Individually and meticulously designed, these homes will remain timelessly beautiful and be far more functional than the homes of our recent past.

Though closely related, these executive live/work residences are not just a home with an office. The unique blend of business

and living areas allow the resident/business owner to fully appreciate the best of both worlds. For maximum productivity, each home includes super-fast Verizon FiOS fiber optic internet delivery. Dedicated office entries, unique business signage and additional parallel parking for the convenience of visiting guests or clients combine to make this a very functional business space.

With gasoline at record prices and no end to the rising cost in sight, working from home has become the norm for most professionals. At the District at Uptown, a professional can do business, and be very productive, without leaving the home and without his or her client ever entering the private space of the home. This type of office environment would be ideal for professional service businesses such as a financial advisor, attorney, web designer, family counselor or any number of similar professions. The list is only limited by creativity and HOA restrictions.



## The 2008 American Lifestyle Home Revealed

## Welcome to the Home of The Future

With record high gasoline prices, the convenience of a Town Center location—and everything that it offers only a short walk away—has become much more important. Daily commute times and costs are eliminated. This offers more free time and a better quality of life. The homes at The District at Uptown include dedicated office spaces, the latest in “green building” materials and technologies, beautiful outdoor living areas and overall sizes that respond to the empty nester and mature business professional target market. Even mobility between floors is not a problem. Every residence has been designed for a possible personal elevator. These homes average approximately 2,400 square feet in size and range in price from the mid \$400s to the low \$700s.





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### Take the Tour

Visit the website at [www.2008lifestylehome.com](http://www.2008lifestylehome.com) for additional location and showing information.

#### Premier Weekend:

May 30th, 31st and June 1st

June 6th, 7th and 8th

June 13th, 14th and 15th

June 20th, 21st and 22nd

June 27th and 28th and 29th

#### Show Times:

Fridays 1pm until 7pm

Saturdays 11am until 7pm

Sundays 1pm until 7pm



**On Display:** | The “Home of the Future” includes dedicated, productive office environments. Entrepreneurs can benefit from custom signage and even enjoy a great lifestyle with outdoor conference areas.



In addition, this inter-business community offers great opportunities for reciprocal, referral-based business exchanges. For instance, the attorney on the corner may refer a client to the CPA down the street, who refers a client to the insurance broker behind him, who refers a client to the web designer and so on. The live/work executive can also benefit from the short walk to the other area businesses, restaurants, stores and all of the other area offerings located within the town center. Not to mention the outdoor spaces, parks and trails that can be viewed directly from many of the homes located here. This community has been purposefully designed for executive homeowners to enjoy living inside and outside of their homes.

Many of the outdoor rooms and yards in The District are directly connected to the outdoor amenities of Keller Town Center. This includes the 14-mile trail system that winds in and around the city. Walkers and runners appreciate the many art sculptures and recreational activities that

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can be found along the way. A daily activity here may include walking a dog, jogging or just meeting friends within the neighborhood or at one of the many restaurants and eateries. Keller Town Center hosts a plethora of exciting annual recreational activities such as *KellerFest!*, *Run In The Dark*, various triathlons, bicycle races, art and sculpture shows and other festivals and celebrations that bring thousands of visitors to the area each year.

Outdoor living environments have long been proven to encourage healthy lifestyles in the people who frequent them. The 2008 American Lifestyle Home addresses the need for such a place through careful design and innovative new features—creating a true oasis for the homeowner to escape to and rejuvenate in their own outdoor living space.

Here, you can relax in style and blur the lines between indoors and out or gather in a place

where you can be close to nature and connect with the great outdoors. What area will you enjoy the most? You may picture yourself creating a fabulous meal in the outdoor gourmet kitchen—finding the perfect spot to relax and enjoy the lush landscape, flowers and plants or languishing near the entertainment center to catch the game. You can spend some time near the bubbling water fountain or warming yourself by the fire... *the choice may be very difficult.*

The exterior materials and features are as exquisite as the interior features of the 2008 American Lifestyle Home. This incomparable residence exemplifies quality and purposeful material selection both inside and out—from the full masonry exterior structure of brick and stone to the hundred-year, concrete tile roof. Each home features all-wood aluminum clad windows, impressive decorative iron front entry doors and beautifully crafted wood and iron garage doors.



**On Display:** | Outdoor kitchens, fireplaces, water features and even second floor private lawn areas all contribute to the unique design of the 2008 American Lifestyle Home. Movable window walls also help to blur the lines between indoors and out.



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State-of-the-art-technology abounds throughout this showcase home, including a biometric lock system that recognizes individual fingerprints for entry access. The “smart home” also features the digital automated home system, allowing residents to program multiple lighting, heat and air and monitoring systems, among others. Also included are home theater and sound systems featuring this advanced technology. Every bit as much focus on “building green” by implementing eco-friendly systems, products and materials has gone into the design and construction of this home. Energy rated HVAC systems and windows and doors, closed-cell spray foam insulation and tankless hot water heaters are just a few of the “green” elements that keep monthly energy bills to an absolute minimum.

The “Home of the Future” must also include amazing features in the garage. The garage composite flooring system is as durable as it is beautiful. This flooring boldly reflects the richness of the vast number of cherry cabinets that proudly stand inside. The latest and most innovative technology available is all part of this “extreme” garage, including super quiet and reliable side-mount, silent door opening systems and rack system for extra storage above.

The indoor and outdoor elements and features of this home are absolutely limitless. Of course, in offering such an array of splendid selections, each and every material, product and level of craftsmanship going into the creation of such a home must be of a degree that is simply unsurpassed.

Enter the 2008 American Lifestyle Home. Only the finest of materials, products and techniques in workmanship have been provided here by the most distinguished and experienced craftsmen of their trade. Upon entering the decadent foyer, a majestic winding staircase gracefully beckons you upward. A stunning water wall lures you to its sound and a ceiling treatment, unlike anything you have seen before, boasts its unique groin-vault angles capped by exquisite natural stone. Every part of the grand entrance speaks volumes about the unmatched excellence that is found here.

Throughout this exceptional home are the most superb offerings in hard wood plank flooring 🏡



**On Display:** | When downsizing to 2,400 square feet, smart storage and utility space become extremely important. The “Home of the Future” even responds to the special needs of the cherished family pet with custom, right-sized bedroom and playroom space.

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**On Display:** | Energy efficient technologies are also included in this futuristic home such as a fiber-optic fireplace. Timeless character is achieved through the many custom carved wood features and warm faux finishes.

with a magnificently hand-scraped finish that is unsurpassed in the industry. Only the plush-est of carpets in lavish multi-colored, varied length pile or beautifully patterned loop-style carpets cover the soft-surface floor areas. The flawlessness abounds throughout the home from the exceptionally textured and finished walls and ceilings to the most remarkable doors and multi-faceted trims to the hand-carved wood mantel over the fireplace. The luxury feels limitless.

The rooms in this home are generous and like the gourmet kitchen and family room, are open, inviting and comfortable. The family and dining room area showcases the most exquisite of lighting fixtures and chandeliers available today. A room specially designed for an extremely pampered pet is unlike anything done before. And, the most talented

of faux finish artists have created exclusive tapestries of texture and color to further create the ambience of family enjoyment.

Countertops gently sweep through the kitchen, glowing with the radiance of the natural granites, stone and intricate mosaics. Custom cabinetry features beautifully finished woods and hand-carved wood motifs. The gourmet kitchen spills out onto the patio through a wall that opens entirely to the outside space—blurring the division between indoors and out. This exposes the entire home to the freshness of the outdoor room, where you will find a well-appointed outdoor galley kitchen—an extension of the gourmet kitchen inside, a second-floor lawn, serene outdoor water features and warmly colored and textured artwork crafted by a local artist.

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**On Display:** | Built-in storage and custom cabinetry is an extremely important part of an organized life. Quiet nooks and niches provide extra design character.



Inside, a beautifully crafted wine bar complete with climate-controlled wine storage complements the indoor gourmet kitchen as an extension of the entertainment area. It is finished in a truly exquisite Venetian plaster. This painstaking ten-step process begins as a mixture of pulverized Italian stone and other material (*imported directly from Italy*). It is hand-troweled onto the wall by artisans that have been schooled in Italy by masters of the art. Each of the ten or more layers of material and paint is troweled on, dried and sponged off, layer by layer until it is reminiscent of hundred-year old Italian estate walls. Bits and pieces of color and material show through as if there from years gone-by.

A multi-purpose room also finds itself here within this incredibly exceptional home. The beautifully crafted window seat reading nook encourages peaceful days in the sun reading one of your favorite books. This room can be an additional 🎬



**On Display:** | The master suite offers the ideal place for the three R's: rest, relax and rejuvenate. The custom kitchen in the master bath allows for late night snacks or early morning coffee.

bedroom for a visiting friend or child, a perfect craft or hobby room or even a second office. The possible uses are unlimited and the optimized closet system encourages creativity.

The master suite has been well-appointed and includes a plush optimally organized closet system that is simply masterful in design, functionality and beauty. From anywhere in the bedroom, through a wall of glass, you can gaze across a reflecting pool-like spa to the fireplace aglow with flame. A fountain gently rains water over the top of the fireplace into the spa, leaving you breathless in its splendor and tranquility. In this resort-spa setting—peace, rest and rejuvenation can be found.

The master suite also features a bath unlike any other and includes the most premium oversized soaking tub and steam shower, superb sink

basins and beautifully crafted plumbing fixtures. Sumptuous materials including translucent onyx, muted metallic tiles and a multitude of other beautiful natural stones are found cascading over walls, counters and floors. This extraordinary space can only be crowned by a jewel—a barrel vault ceiling that has been finished in a true Venetian plaster canvas resembling the scene of an Italian sky.

*So, what is the piece de resistance?* Is it the luscious outdoor rooms, the tranquil water features, the splendid gourmet kitchens or the majestic spa-like master suite that features its own gourmet continental breakfast kitchen? The choice is clearly something different for every person.

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