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ADVERTISING SECTION

A guide to new and existing homes, rental properties and commercial developments.

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New Homes
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Expand your horizons

When done right, converting your garage can be a smart way to increase square footage.

The allure of a garage's potential extra living space can be enticing — a roofed structure already exists so time and expenses can be kept to a minimum. Before striking out on such a project, explore the pros and cons, experts advise, to ensure that the value of your home won't be negatively affected.

With some garage conversions, a home's resale value is decreased by the lack of a garage, especially if building a new garage isn't a viable option. But, it depends on the property. For example, there might be room for a new garage on the property that preserves grassy areas, and in some cases, creates a more interesting backyard space.

A home's value can also fall if the new living area isn't a seamless addition to the home.

"You want the conversion to look like a room that was always a room and not a converted garage," says Rob Jack-

son, owner of Servant Remodeling in Dallas. "It is not always easy to do it right and not always the most economical solution.

"The most common type of garage conversion is a media or game room," Jackson says. "We've also created a formal dining room and kitchen extension." In-law suites with a kitchenette and a bath, home offices and spacious family rooms are also popular uses.

Older homes with small one-car garages are ideal spaces to convert since they are usually too small for modern families.

Garages in newer homes are usually oversized, and can include upgrades like cabinets and specialized storage areas, which makes their conversion less easy to justify. But some homeowners can preserve their parking and storage space while also creating a playroom for kids or a man cave for dad. Garage floors and walls can be painted, air-conditioning



Photos courtesy of Servant Remodeling

Servant Remodeling transformed this cluttered garage into a formal dining area.

and heating made available, and pool tables, refrigerators and couches added to a portion of the space.

Pier-and beam foundations found in older homes, and slab foundations found in newer homes, present unique issues. Pier-and-beam foundations usually require that the flooring be framed before the conversion begins. Garages with slab foundations often have sloped concrete floors, requiring the addition of concrete to level the flooring. Existing Sheetrock must be removed to add new insulation (old insulation will have absorbed moisture and possibly odors). In attached garages,



according to Jackson, the entryway leading to the new space requires particular attention to avoid future problems like mold, musty smells, water leakage, rotting wood and bugs in the home.

Air-conditioning and heating can be added by either upgrading your current system or replacing with a larger HVAC. Other considerations include electricity for outlets and lighting and possibly running water.

To do it right, Realtors and builders recommend consulting a designer, an architect or a design-build remodeling company before starting your project.

"Whether you do it yourself or hire a contractor, a professional can show you how to avoid problems," Jackson says. "Badly done conversions can be more expensive since many must be redone."

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SANDLIN

Comfort Zone Sales Event is under way

For a limited time, Sandlin Homes is offering the Comfort Zone Sales Event. This special promotion includes up to an 18-SEER upgraded air-conditioning system, a whole house air filtration system, an upgraded programmable thermostat and a 10-year parts and labor warranty at no additional cost. The offer ends June 30, 2012.

The added value of this whole house system has an initial value of more than \$10,000 per system, with additional thousands of dollars in savings each year in energy costs and worry-free maintenance, says owner Scott Sandlin.

Sandlin Homes is partnering with York to provide this limited-time offer.

"With another Texas summer on the horizon, we thought this was the perfect time to include this significant value-added package on each and every Sandlin home," Sandlin says. "We have worked hard



Sandlin Homes' newest model, the Scottsdale, offers the latest amenities and an attractive curb appeal, says a company representative.

for over 55 years to continually stay ahead of the curve in both design and engineering details of our homes and are pleased to include this package to not only save our homeowners literally thousands of dollars each year, but also to be as cozy and comfortable in their Sandlin home for years to come."

Sandlin Homes is celebrating its 55th year of building new homes in the Dallas-Fort Worth area. Since 1957, this family-owned company has won numerous awards for excellence in building, industry education and giving back to the community at See SANDLIN on Page 5H.

EBBY HALLIDAY

Lake Highlands house tour today

Ebby Halliday's White Rock/Lake Highlands office is inviting the public to tour five homes in Lake Highlands today.

The four-bedroom, three-bath residence at 8915 Vista View (8915vistaview.ebby.com) will be held open from 2 to 4 p.m. Offered for \$449,000, the property provides a park-like setting with a pool and large areas for outdoor entertaining.

The vaulted entry has a floating modern staircase. The kitchen features soapstone countertops, tile backsplash, a five-burner gas cooktop and double ovens. The master suite has a fireplace and patio. For more details, contact Jan Stell at 214-355-3118 or janstellrealtor@gmail.com.

The three-bedroom, 2½-bath residence at 9101 Clayco (9101clayco.ebby.com) is offered for \$281,000. It will be held open



Ebby Halliday Realtors' White Rock/Lake Highlands office will open five Lake Highlands homes. The residence at 8915 Vista View is offered for \$449,000.

from 2 to 4 p.m.

This home features a circular driveway, an office, a pool that has been fitted for a safety gate, a grassy area and a dog run in the side yard. For more information, contact The Selzer Group at 214-797-0868 or

theselzergroup@ebby.com.

The three-bedroom, 2½-bath home at 10939 Ferndale (10939ferndale.ebby.com) will be held open from noon to 2 p.m. Offered for \$229,900, this design features an open great room. See EBBY on Page 2H.

ALLIE BETH ALLMAN

Carolina Rendon lists Lakeside mansion

The 6,032-square-foot mansion at 4215 Lakeside Drive in Highland Park reflects a gilded era of Newport or Palm Beach, says Carolina Rendon, vice president of Allie Beth Allman & Associates, who is offering the home for \$5,950,000.

The residence, designed in the 1920s by renowned architect Anton Korn, features five bedrooms, 5½ baths, two dining rooms and four living areas.

"Imagine a Highland Park home with Turtle Creek views and interior craftsmanship from all over the world," Rendon says.



The five-bedroom, 5½-bath mansion at 4215 Lakeside Drive in Highland Park is offered for \$5,950,000.

Entry into the symmetrical manse is marked by a medallion of semiprecious stones, including lapis.

Marble baseboards define the inlaid area. The hand-crafted wood flooring was designed and installed by Russian craftsmen.

Marble columns mark passage into rooms with high ceilings and, in the formal dining room, original cornice molding covered in gold leaf.

The ground level features Palladian windows and a mix of See ALLMAN on Page 2H.

JUDY PITTMAN

Broker to showcase homes in The Vendome on Turtle Creek today

Residences at The Vendome, located at 3505 Turtle Creek, will be held open from 2 to 4 p.m. today by broker Judy Pittman.

The "A," "B" and "C" floor plans offer elevators and views of the skyline and Turtle Creek.

The "D," "E," "F" and "G" floor plans have four units per floor, their own two residential elevators and a service elevator. Available "A" plans with 4,780 square feet of living space are 14A (\$5.9 million) and 17A (reduced to \$4 million).

The available "C" plans with 4,044 square feet are 4C (\$1,350,000) and 12C (\$1,550,000).

The available "D" plan with 2,691 square feet is 5D (\$925,000). The available "E" plans with 2,173 square feet are 10E (\$799,500), 12E (\$850,000) and 14E (\$795,000).

The available "F" plans with 1,448 square feet are 7F (\$375,000) and 14F (\$435,000). The available "G" plan with 1,941 square feet is 4G (\$575,000).



Residences at The Vendome high-rise, located at 3505 Turtle Creek, will be held open from 2 to 4 p.m. today.

Just listed are Penthouse 18/19D with 4,507 square feet (\$1,950,000) and Penthouse 18/19F with 3,721 square feet (\$1,450,000). All square footages are approximate.

For more information, call Pittman at 214-522-8177 or visit www.judypittman.com.



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