



J.S. ROBINSON FINE HOMES PRESENTS THE CATALINA MODEL

BUILDER: Jeff S. Robinson
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How do families use space? The answer is the cornerstone of The Catalina, a 3,600-square-foot floor plan by J.S. Robinson Homes that will be open to the public for viewing on the HBA's Spring Parade of Homes.

"This plan feels bigger than it is," says company owner Jeff Robinson. "We were conscious of areas that could have multiple uses. There's not a lot of extra rooms that don't get used."

The plan is focused on open living space, with connectivity, efficiency and quality evident every step.

Sited on an extra-wide lot at Ridgestone Meadows, the Reverse Catalina II, shown here, is an expanded version, with extra square footage added on to the master suite. This lot is especially desirable because it backs up to trees and a low-maintenance landscaped ledge.

But even without the expansion, the floor plan is arguably one of the best in the city.

"It's very, very popular," notes real estate agent Jennifer Harvey. "By far, it gives buyers so many standard features, with tall ceilings and wide baseboards."

The open floor plan combines the kitchen, dining and living spaces into one flowing area. At the center of it all is a chef's kitchen, symmetrically proportional and with views of the entire back of the house. A single dining room is situated to be expandable and connects to a protected outdoor patio via large glass doors.

Besides all that, one of the main reasons for this floor plan's popularity is that it is versatile enough to be built on nearly any homesite. The key is the atrium staircase that leads to the lower level. A floor-

to-ceiling window wall brings in tons of natural light to not only the main-level living spaces but also down to the recesses below, in this case, a non-walk-out lot.

The feature reminds Robinson of the way houses used to be built with overlooks from upstairs bedrooms down to the main level, only reversed.



"Children living downstairs won't feel so disconnected," Robinson says. "It doesn't feel like a basement, more like part of the house."

For this reason, The Catalina II attracts younger buyers with kids. Empty-nesters are also interested because of its single-level living, including the master and in-law suite upstairs, plus bonus space

downstairs for entertaining, including two living spaces, a bar, two bedrooms and a Jack-and-Jill bathroom.

Between the public gathering space at one end of the house to the private master quarters at the other, the floor plan transitions through a back garage entry hall cleverly comprising the laundry room flowing into the master closet and bathroom.

"That's one of the more unique features of this plan," Robinson says.

The appointments in the master bath emulate those in the kitchen, carrying a cohesiveness throughout the house. A standalone soaker tub and walk-in shower bring luxury to the start and end of every day, and a good night's sleep can be found in the comfortable master bedroom.

"It's right-sized, not over-sized," Robinson notes.

The house's style isn't so much contemporary as it is clean-lined, from the engineered wide-plank hardwood floors to the no-fuss spindles on the staircase.

Gray walls with a warmer taupe undertone go well with the selected white enamel painted kitchen cabinets (or a stained option). Paired with white granite countertops, it's a winning combo in Harvey's playbook. "I never thought I'd like white on white, but I love it," she says. "It makes everything brighter and crisper."

Other design touches include the use of glass — in pendants over the island and cabinet faces, and even in the backsplash tile. "It gives a contemporary feel, but it's not in your face," Harvey says. Moreover, setting the tile horizontally in the cooking area and vertically in the connecting dining room's built-in hutch brings an unexpected design surprise.

The living room features a limestone fireplace that echoes the lighter colors in the room and contrasts nicely with a wood mantel.

The Catalina is one of Robinson's newer plans to come to life in the last five years, but it has already morphed in a number of ways — the pantry got bigger, the lower level evolved in different ways with the bar and wine cellar, and the master changed, too.

That's a reflection of the market, and life in general, to evolve, and Robinson is OK with that. He has tremendous patience and commitment to seeing a project through, especially keeping everyone from the subcontractors to the homebuyers happy.

Robinson will work with buyers to customize floor plans to fit their particular lifestyle, although he seems to understand people better than they do themselves — by scrutinizing that earlier question in the design process: How do families truly live?

While a few nooks and crannies may be tweaked, Robinson's portfolio of thoughtfully designed plans speak for themselves.

"It all comes down to how we look at design," Robinson explains. "We design for what works best first rather than for economic or value-engineered reasons. We pay close attention to how it feels and how it should live. It needs to feel good or we don't build it."

J.S. Robinson
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