

New Newport Coast community offers luxury homes for extended families

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June 12, 2015



A space designed for a wine collection, a music room off a courtyard (so you don't have to hear your kid practice), and a kitchen built for foodies and entertaining.

Those features were on the wish lists of prospective buyers as The New Home Co. planned Fiano, a community under construction in Newport Coast's Pacific Ridge.

The 39 houses planned here will share another homebuilding trend: Extended families can reside under the same roof.

"We're a multigenerational neighborhood," said Joan Marcus-Colvin, the company's senior vice president for sales, marketing and design as she led visitors on a tour of the models, which opened in May.

Having adult children at home, a grandparent living in a spare bedroom, or an ethnic mix of generations in one household isn't new. But the builder says the Fiano homes will be designed to maximize privacy, letting buyers choose from dozens of possible configurations.

In the first two phases, selling now, prices range from \$3.17 million to \$3.77 million. Houses span from 4,715 square feet to 5,704 square feet, with many plans including five bedrooms and six bathrooms. The homes have ocean and canyon views.

The architecture is Italian-inspired with contemporary interiors. Standard features include pocket doors that create indoor-outdoor spaces, state-of-the-art home theaters, and kitchens with spacious islands and prep sinks, Wolf ranges and Sub-zero refrigerators. Also available are wok kitchens, with built-in deep fryers and separate ventilation systems.

The residences also have "sanctuary-style" master suites with exercise and laundry rooms. Large decks offer seclusion – important in a multigenerational household.

Upgrades include customizable home automation systems and solar panels.

The residences are production homes, with the houses and land bought together and a variety of floor plans and design options offered. (In contrast, a custom builder, entering the picture after the buyer purchases a parcel, typically creates a one-of-a-kind residence with a more extensive range of choices.)

“We’re a production homebuilder,” Marcus-Colvin said, “but designing in this price point demands personalization. In this kind of neighborhood it’d be very rare to have two floor plans identical to each other.”

<http://www.ocregister.com/lansner/home-666018-plans-houses.html#slideshow>