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Dream Home Design Worksheet

To begin planning and budgeting your dream home, you'll need to develop a vision for what your home will look like and how you will need it to function. This worksheet is a great way to start nailing down the details of what you "want," what you "need," and those "nice-to-have" features you'd like to add if your budget allows. Make note of any optional features with an asterisk(*) so you can start prioritizing!

Approximate Square Footage (Excluding Basement): _____

Number of Bedrooms: _____

Number of Bathrooms: _____

Garage Stalls: _____

Basement: (Circle One) Finished or Unfinished

Smart Home Technology: Yes or No

Bonus or Flex Space: Yes or No

Sport Court: Yes or No

What **lifestyle factors** will impact your design?

- Young children (now or future)
- Home Schooling
- Aging in Place or Retirement
- Accessibility/Universal Design
- Multigenerational Living
- Sustainable Living
- Health and/or Allergies
- Sensory needs

Which of these **design elements** are most important to you?

- Open Floor Plan
- Lots of Natural Light
- Natural Textures (timber, stone)
- Modern, Minimalist, Clean
- Elegant, Simple
- Elegant, Ornate

Additional Notes:

The **Great Room** should include the following:

- Fireplace(s)
 - Gas
 - Wood
 - Double Sided
- Direct Access to Patio
- Open Floor Plan
- Wired for Home Theater
- Built-In Entertainment Center
- Piano Niche
- Vaulted Ceilings
- Coffered Ceilings
- Wood Beams
- Built-In Shelving
- Skylights
- Floor-to-Ceiling Windows

The **Kitchen** should include:

- Gas Stove/Cooktop
- Breakfast Nook with Benches
- Large Walk-In Pantry
- Costco Door in Pantry
- Dirty/Prep Kitchen
- Island With Sink
- Island With Beverage Center
- Double Island
- Two Separate Sinks
- Two Separate Islands
- Butlers Pantry
- Kosher Prep & Storage
- Upgraded Appliances
- Energy Efficient
- Finish
 - Basic
 - Mid-Level
 - Chef's Gourmet Kitchen

The **Primary Suite** should include:

- Access to Patio
- Private Courtyard/Deck
- Dual Walk-In Closets
- Closet in Bedroom Area
- Closets in Bathroom Area
- Sitting area
- Built-in Shelves, Drawers, Desk, etc
- Fireplace
- Window Seat
- Balcony (2nd floor only)
- Laundry room access
- Dual Primary Suites

The **EnSuite Bathroom** should include:

- Tub/Shower Combo
- Wet Room
- Walk-In Shower
- Enclosed Shower
- Soaking Tub
- Dual Shower Heads
- Body Sprays
- Steam Shower
- Bench in Shower
- Bidet
- Shower Only (No Tub Needed)
- His & Hers Vanities
- One Large Vanity
- Separate Dressing Area
- Vanity Seat Area
- Number of Toilets _____

Additional Notes:

The ***Secondary Bedrooms*** should include:

- Jack and Jill bathroom
- Private Bathroom
- Walk-In Closets
- Closet System
- Wall Closet
- Direct Access to Bath
- In-law Suite or Temporary Guest Quarters

Basement Finishes

- Unfinished
- Rough-In
- Bathroom
- Bedroom
- Media Room
- Built-In Shelving
- Temperature Controlled Storage
- Wet bar
- Dry bar
- In-Law Quarters
- Home Gym
- Kids' Playroom

Accessibility Features

- Extra-Wide Doorways
- Ramps
- Zero Step Entry
- Grab Bars
- Lower Counter Heights
- Walk-in Tubs and Showers
- Sensory or Quiet Room

Bonus Spaces:

- Game/Media Room
- Wet Bar
- Gym/Fitness Room
- Kids Play Area
- Sport Court
- Loft Area
- Greenroom/Zoom Room
- Wine Cellar
- Mudroom
- Outdoor Workshop Area
- Safe/Storm Room
- Craft/Sewing Room
- Pet Area/Wash Station
- Elevator
- Home Office
- Craft Room

Whole House Systems

- Smart Home Automation
- Security
- Central Vacuum
- Geothermal
- Heated Floors
- Solar
- Heated Driveway

Additional Notes:

The ***Outdoor Living*** area should include:

- Outdoor Fireplace or Firepit
- Covered or Open Air
- Special Flooring
- Swimming Pool/Lap Pool
- Hot Tub
- Outdoor TV & Sound
- Golf Turf
- Outdoor Shower
- Outdoor Lighting
- Outdoor Kitchen
 - Built-In Grill
 - Sink
 - Refrigerator

The ***Deck Living*** area should include:

- Cedar
- Composite
- Stairs
- Covered or Not Covered
- Enclosed or Screened
- Outdoor Lighting
- Outdoor TV/Speakers

The ***Landscaping*** should include:

- Central Courtyard
- Tennis Courts
- Sport Court
- Gardens
- Trees and Landscaping
- Lawn: Seed or Sod or Both
- Automatic Sprinkler/Drip/Misting System
- Outdoor Lighting
- Water Features
- Hardscaping/Concrete Patios

The ***Garage*** should include:

- _____ bays
- Detached
- Attached
- Additional Parking for RV or Boat

Additional Notes:

Hibbs Healthy Homes Features
Energy Efficiency & High Performance Systems

- Ceiling Fans
- Dual or Triple-Pane Windows
- Geothermal Heating & Cooling
- Programmable Thermostats
- Window shutters
- Solar Panels
- Solar Screens
- Tankless Water Heater
- Sun Tunnels & Skylights
- Whole House Fan
- Low-Flow Plumbing
- Low VOC Materials & Paints
- Reclaimed or Recycled Materials
- High-Efficiency HVAC & Air Filter

Sustainable Building Certifications

- WaterSense Certification
- Indoor Air Plus Certification
- Energy STAR Certification