

Trend seen in higher-priced homes

BEDROOM

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separate bedrooms.

"When we first asked the question, we assumed the room was for elderly parents or college students," Melman said. "I think we wandered into an area and didn't realize the nerve we touched."

SPECIAL ACCOMMODATIONS

We can't tell you how many married couples are sleeping apart because no one knows for sure. Not everyone wants to admit that they aren't sleeping in the same room with their mate.

But South Florida designers and architects say a few clients have asked them to make special accommodations for their sleeping arrangements because of snoring or work schedules.

Michael Saruski of Saruski Design Studio in Miami recently completed a renovation that created separate bedrooms for a middle-aged couple in Broward County. He's a businessman with a bad snoring problem. She's a doctor. Both have hectic schedules and need their sleep.

The rooms are separated with soundproof sliding glass doors. The designs share some common elements — the same suede contemporary platform bed and bed coverings. Pillows define the difference. His are geometric. Hers have a floral pattern.

Saruski also renovated the bathroom, adding separate sinks. Adjacent to the bathroom is an office area, where the wife can work late.

His most common request for separate sleeping quarters comes from Orthodox Jews.

"When a woman menstruates, the man and woman are not allowed to sleep together in the same bed," Saruski says. "Sometimes these clients ask for two king or queen beds, a day bed or they go to some other room to sleep."

Benjamin Schreiber, one of the partners of Affiniti Architects in Boca Raton, is working on custom designs for two couples in Palm Beach County that include what some folks call "snoring rooms." The area where the snorer can retreat is a large sitting room or office off the master bedroom with a chaise or a sofa that the person sleeps on. They are separated from the bedroom with French doors.

His firm, which typically designs custom homes from \$400,000 to \$15 million, does not get requests for dual master bedrooms very often. When he does get requests, the couples say they want separate quarters because of their lifestyle.

"They lead formal lives where one has a late-night so-



SELLING POINT: Dual master bedrooms, many of which are used as guest suites, are offered in two Toll Brothers home models. Top is the Villa Rosa design at Frenchman's Reserve in eastern Palm Beach Gardens. Above is the Brookfield model at Wellington View in West Palm Beach. *Sargent Architectural Photography photos*

cial calendar and the other has mostly a daytime schedule," he says.

HIGHER PRICE TAGS

Local building experts agree the dual master suite bedroom isn't much of a phenomenon as one might think in an affluent area such as South Florida.

Anthony Trella, a financial adviser and consultant to the building industry in Deerfield Beach, says the concept isn't even close to becoming commonplace here.

"If it does start to grow roots, it will be in more affluent homes and higher price tags," he says, noting it doesn't make sense for production builders who sell smaller homes.

Brenda Nestor, CEO of Weston Custom Homes, says clients often put a pullout bed in the sitting area of a master suite. Her company builds homes from \$1.9 million to \$10 million.

But she doesn't recall anyone asking for dual master suites so they can sleep separately. They have asked for extra kitchens in a mother-in-law suite and she has built separate areas for teenage children.

"I haven't heard anyone using those words," she says.

Toll Brothers, which markets itself as the nation's leading builder of luxury homes, offers two models with double master suites in South Florida. The 5,316-square-foot Villa Rosa is available at Frenchman's Reserve in Palm Beach Gardens.

The 4,043-square-foot Brookfield model is at Wellington View in West Palm Beach. Both models are two-story homes with a master suite on each floor.

"The dual master suite is definitely a selling point, and it's made the Villa Rosa one of the most popular plans," says Alex de Chabert, senior project manager of Frenchman's Reserve.

The demographic for these homes are couples in their 50s and 60s, and de Chabert says they either use the second master bedroom for older kids or guests. The second master suite on the second floor has a 14-by-17-foot bedroom, a full-size shower and Jacuzzi.

"They want the guest quarters to be like a nice hotel," he says. "When their friends come to visit, they want to impress them."

And that current statistic that 25 percent of the homes have dual master suites? De Chabert says it's too high.

"I think it's more like 18 to 20 percent," he says.