

Architectural Style and Storeys in Matrix

Three fields in Matrix describe the style and height of a home: Architectural Style, Above Grade Storeys, and Total Storeys. This article explains each field and defines every architectural style.

Why storeys have their own fields

Storey counts such as 1 storey and 2 storey used to be values in Architectural Style. To align with RESO (Real Estate Standards Organization) data standards, storeys now have their own fields. Architectural Style describes the design of the home only.

The fields

- Architectural Style: a picklist. Choose one value that best matches the design of the home. See the definitions below.
- Above Grade Storeys: manual entry. Enter the number of storeys above grade.
- Total Storeys: manual entry. Enter the total number of storeys for the building.

Both storey fields accept half storeys. For example, a one-and-a-half storey Cape Cod is Cape Cod with Above Grade Storeys set to 1.5.

Where to enter them

1. In the main menu, select ADD/EDIT to open Listings Manager.
2. Add a new listing, or find an existing listing and select Edit.
3. On the Editor tab, select a value in Architectural Style.
4. Enter Above Grade Storeys.
5. Enter Total Storeys.
6. Complete any other required fields, then select Save as Incomplete or Submit.

For a full walkthrough, see [Add a New Listing in Matrix \(Listings Manager\)](#) and [Edit an Existing Listing in Matrix \(Listings Manager\)](#).

Property Sub Type restrictions

Two styles only apply to a matching Property Sub Type:

- Apartment: Property Sub Type = Apartment/Condo Unit only.
- Mobile: Property Sub Type = Mobile only.

Architectural styles

Choose the one style that best describes the home. If more than one could fit, choose the one that best matches the main exterior character. Styles are listed alphabetically.

A-Frame

A home with four walls rising from the foundation and a steeply pitched roof that reaches near the ground, forming a distinctive triangular profile.

Apartment

(Property Sub Type = Apartment/Condo Unit only)

A self-contained dwelling within a multi-unit building containing other residences, typically sharing walls, floors or ceilings and accessed through common entrances, hallways or elevators.

Art Deco

A decorative style featuring bold geometric shapes, strong vertical lines, patterned details, spires or tower-like elements, and distinctive ornamental features.

Backsplit

A split-level home where the floor levels step up or down toward the rear. The additional levels are typically more visible from the side or rear than from the front.

Barndominium

A barn or barn-inspired structure, often metal, containing residential living space that occupies a portion or the entire building, frequently combined with a large garage or workshop.

Berm

A home built partially or entirely below grade, with earthen material such as dirt or grass covering one or more exterior walls.

Bungalow

A bungalow with a partial upper level or loft, usually above the garage or main living area. Principal living spaces remain on the main floor.

Bungalow

A generally small home with principal living areas on one above-grade level or a partial second storey, featuring a low-pitched or overhanging sloped roof and often a front porch.

Bungalow Raised

A bungalow in which the main living floor is raised noticeably above grade, providing greater height and larger windows in the lower level or basement.

Cabin

A generally small, simply designed home with a basic floor plan, constructed primarily of natural materials such as wood or stone, and commonly found in rural or recreational settings.

Cape Cod

A compact rectangular home, typically one-and-a-half or two storeys, with a centred front entrance and a steep gabled roof. Dormer windows are common.

Chalet

An Alpine-inspired home featuring a steep sloping roof, wide overhanging eaves, and prominent use of wood or exposed timber.

Colonial

A traditional rectangular home, usually two or three storeys, with a symmetrical design, centred or balanced entrance, and brick, stone or wood exterior.

Contemporary

A current design-focused style featuring clean geometric shapes, large windows, open interior spaces, natural materials and minimal decorative detailing.

Cottage

A smaller, informal home with a simple and comfortable design, often associated with rural, lakeside or recreational settings.

Craftsman

A home typically one or one-and-a-half storeys high, featuring a low-pitched roof, broad covered front porch with substantial columns or posts, exposed rafters or beams, and wood, stone or handcrafted exterior detailing.

Dome

A rounded or geodesic home constructed with a shell-like framework that gives the building a spherical or partially spherical shape.

Dutch Colonial

A Colonial-style home distinguished by a steep, broken-pitched gambrel (barn-like) roof, often containing dormer windows.

Farmhouse

A traditional rural-inspired home, generally one-and-a-half or two storeys, with a practical layout, large porch, pitched roof and often central chimneys.

French Provincial

A formal French-inspired multi-storey home typically featuring a steep or slate roof, brick or stucco

exterior, and tall, slender windows.

Garden House

A low-rise, ground-oriented attached home with its own private entrance, typically arranged in a row or small grouping and without another dwelling directly above or below it.

Georgian

A formal and highly symmetrical home, generally two or three storeys high, with a centred entrance, evenly spaced windows and a brick or stone exterior.

Gothic Revival

A historic style featuring steeply pitched pointed gables, pointed or arched windows and doorways, and decorative architectural detailing.

Greek Revival

A classical style inspired by ancient Greek architecture, typically featuring prominent columns or pilasters, symmetrical proportions, a formal entrance and often a stucco or plaster exterior.

Italianate

A historic style generally two to four storeys high, featuring a low-pitched or gently sloping hipped roof, tall narrow or arched windows, decorative brackets under the eaves, and sometimes a tower or cupola.

Loft

A residence characterized by a large open interior with few dividing walls, high ceilings and often exposed structural or building elements.

Log

A home constructed primarily from logs or heavy timber, with the exposed wood forming a major structural and visual feature.

Mediterranean

A Spanish- and Italian-inspired style commonly featuring stucco walls, red clay or tile roofs, arched openings, wrought-iron details and outdoor living spaces.

Mid-Century Modern

A mid-20th-century style featuring clean lines, simple geometric forms, large or floor-to-ceiling windows, open floor plans and a strong connection between indoor and outdoor spaces.

Mobile

(Property Sub Type = Mobile only)

A factory-built dwelling designed to be transported to a site on its own permanent chassis and used as

a residence.

Multi-Level Split

A split-level home with several staggered floor levels connected by short flights of stairs.

Neoclassical

A formal and symmetrical style inspired by classical architecture, commonly featuring large columns, a prominent decorative entrance and evenly spaced windows.

Prairie

A low, horizontally emphasized style with broad roof overhangs, strong horizontal lines, bands of windows and a low-pitched or flat roof. Often features handmade woodwork or art glass details.

Queen Anne

An ornate Victorian-era style featuring an asymmetrical shape, steep complex or irregular rooflines, decorative trim, and often towers, turrets or large wrap-around porches.

Raised Ranch

A bi-level or split-foyer home with two main living levels. The entrance is typically located between the levels, with short flights of stairs leading both up and down.

Ranch

A one-storey home with a long, low horizontal profile, low-pitched roof and often an attached front-facing garage.

Rowhouse

One of three or more homes attached side-by-side in a continuous row. Each dwelling generally has its own entrance and shares side walls with neighbouring homes.

Rustic

A style emphasizing natural materials such as wood, stone and heavy timber, often with rough, weathered or handcrafted finishes that create an aged appearance.

Saltbox

A traditional home with two storeys at the front and one storey at the rear beneath a long, sloping gable roof that extends toward the back.

Shingle

An architectural style characterized by extensive use of wood shingles on the exterior walls, often combined with an asymmetrical shape, wide porches and complex or steeply pitched rooflines.

Shotgun

A long, narrow, usually one-storey home with rooms arranged one behind another in a linear fashion from front to back.

Sidesplit

A split-level home where the staggered floor levels are arranged side-to-side and are usually visible from the front of the property.

Stacked Townhouse

A townhouse-style dwelling where units are attached both side-to-side and vertically, so that one residence may be located partly or entirely above another.

Stick

A Victorian-era style featuring an asymmetrical design and decorative wood trim arranged to emphasize the structural framing of the home, often with vertical lines on a shingle or clapboard exterior.

Townhouse

An attached home that shares one or two side walls with neighbouring dwellings and generally has its own exterior entrance.

Traditional

A broad style using familiar conventional residential design, typically with simple triangular rooflines, regularly spaced windows and common exterior materials, often with a symmetrical facade.

Tudor

An English-inspired style featuring steeply pitched cross-gables, brick or stone exteriors with wood accents or half-timbering, prominent chimneys, tall narrow windows and often arched entrances.

Victorian

An ornate historic style typically featuring an asymmetrical or complex shape, steep complex rooflines and highly decorative features such as trim, patterned shingles, towers, turrets or bay windows.

Tips

- Enter half storeys as decimals, for example 1.5.
- Above Grade Storeys is a count of storeys, not floor area. For floor area, see What is the ITSO Residential Measurement Standard (RMS).
- For help with listing input, contact your Member Association: Cornerstone (support@cornerstone.inc) or BRREA (mls@brrea.com).

Source: <https://support.itsosystems.ca/kb/143>