





## Construction Specs

## Layout

Bedrooms	3
Bathrooms	3
Garage Bays	2

## Square Footage

Main Level	2018 Sq. Ft.
Second Level	828 Sq. Ft.
Covered Area	515 Sq. Ft.
Garage	573 Sq. Ft.
Total Finished Area	2846 Sq. Ft.

## Exterior Dimensions

Width	57' 0"
Depth	75' 0"

## Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Basement
Exterior Wall Construction	2x4
Roof Pitches	Primary 8/12, Secondary 10/12, 4/12
Foundation Wall Height	9'
Main Wall Height	10'
Second Wall Height	8'

## Plan Description

This traditional style house plan boasts 2846 square feet of living space, with 3 bedrooms and 3 bathrooms. The spacious layout includes a formal living room, separate dining room, and a large family room that opens up to the kitchen. Walking upon the covered porch and double front doors brings you right into a beautiful entryway, leading directly into the open concept great room and kitchen area. Here, there is a walk-in pantry, mudroom, built-in fireplace and shelving, as well as access to a covered patio out back. Heading back towards the entryway leads to a hallway with the master suite, laundry room, or access to the upstairs or optional finished basement areas. The master provides an 11' ceiling, a private bathroom with double vanities, a soaking tub, and separate shower area, as well as a spacious walk-in closet. A powder bath can be found just on the opposite wall. Upstairs, you can find the additional two bedrooms, each with their own walk-in closet, and one additional bathroom. A small loft that overlooks the entry below can also be found here, as well as a secret room hidden behind a murphy door, perfect for a kids cubby or study area. An optional finished basement can be added to this plan, providing an additional 1409 square feet, family room and rec area, two storage rooms, and an additional bedroom and bathroom. A wet bar can also be found downstairs, perfect for entertaining a Sunday football game or

birthday party.