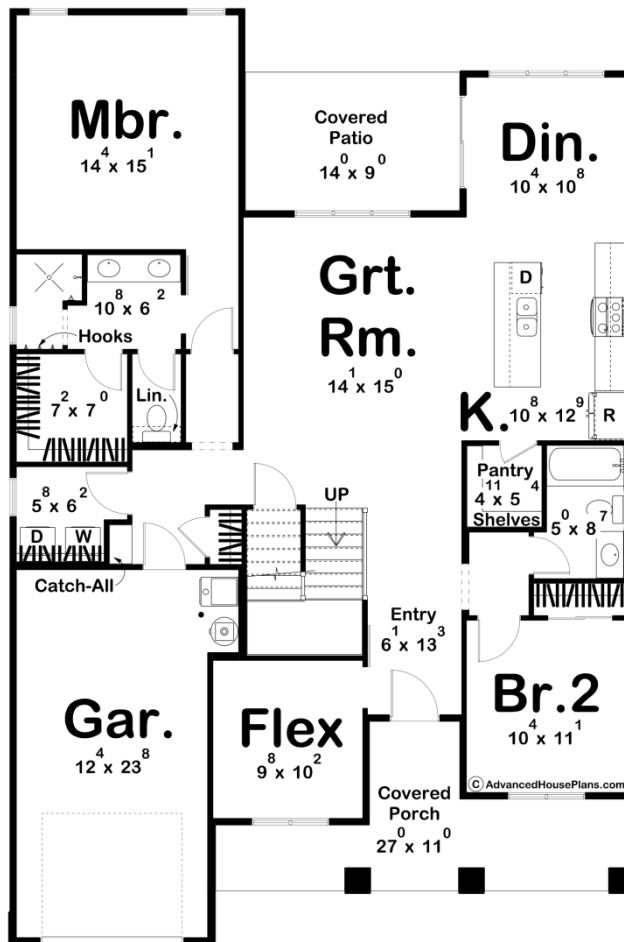


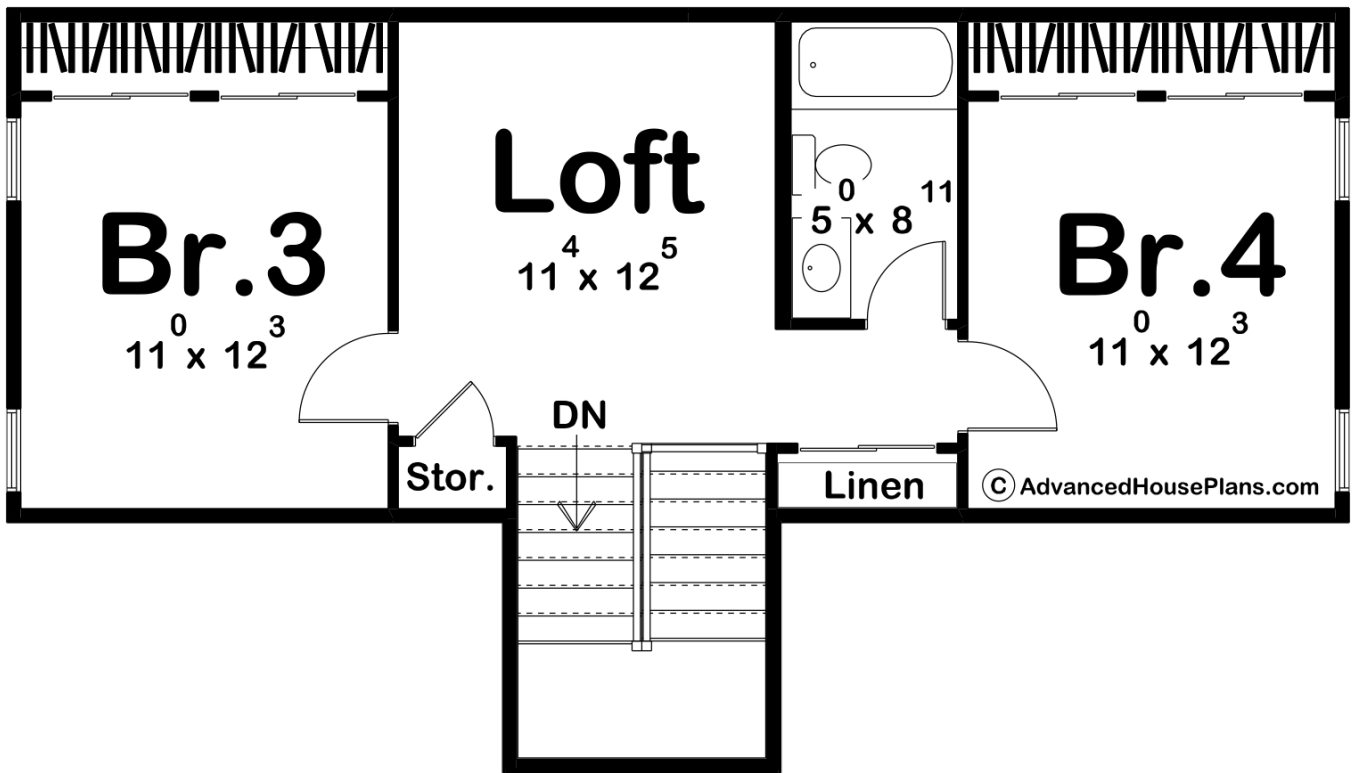


**30494 - Manvel Data Sheet**

2191 SQ FT	4 BEDS	3 BATHS	1 BAYS	40' 0" WIDE	60' 0" DEEP
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## Construction Specs

### Layout

Bedrooms	4
Bathrooms	3
Garage Bays	1

### Square Footage

Main Level	1590 Sq. Ft.
Second Level	601 Sq. Ft.
Covered Area	301 Sq. Ft.
Garage	318 Sq. Ft.
Total Finished Area	2191 Sq. Ft.

### Exterior Dimensions

Width	40' 0"
Depth	60' 0"

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Slab
Exterior Wall Construction	2x4
Roof Pitches	Primary 7/12, Secondary 10/12, 4/12
Main Wall Height	9'
Second Wall Height	8'

## Plan Description

Welcome to the Manvel, a charming one and a half story traditional house that effortlessly combines elegance, functionality, and comfort. This exquisite home features 4 bedrooms and 3 bathrooms, providing ample space and convenience for family and guests alike. The main area boasts an open concept design, creating a seamless flow between the living room, dining area, and kitchen—perfect for entertaining and family gatherings. In addition to the main living spaces, the Manvel offers a versatile loft that can be transformed into a cozy reading nook, a home office, or a play area for the kids. There's also a flex room, ready to be tailored to your needs—whether you envision a home gym, an art studio, or an additional guest room, the possibilities are endless. The house includes a convenient one-car garage with direct access, ensuring secure and easy entry. For those who love outdoor living, the covered patio at the back of the house provides a serene space to enjoy morning coffees, weekend barbecues, or simply unwind with a good book in any weather. The Manvel is designed to cater to all aspects of modern living while retaining a timeless, traditional charm. Its thoughtful layout and premium features make it the perfect home for families, couples, and anyone looking to enjoy a balanced and enriched lifestyle.