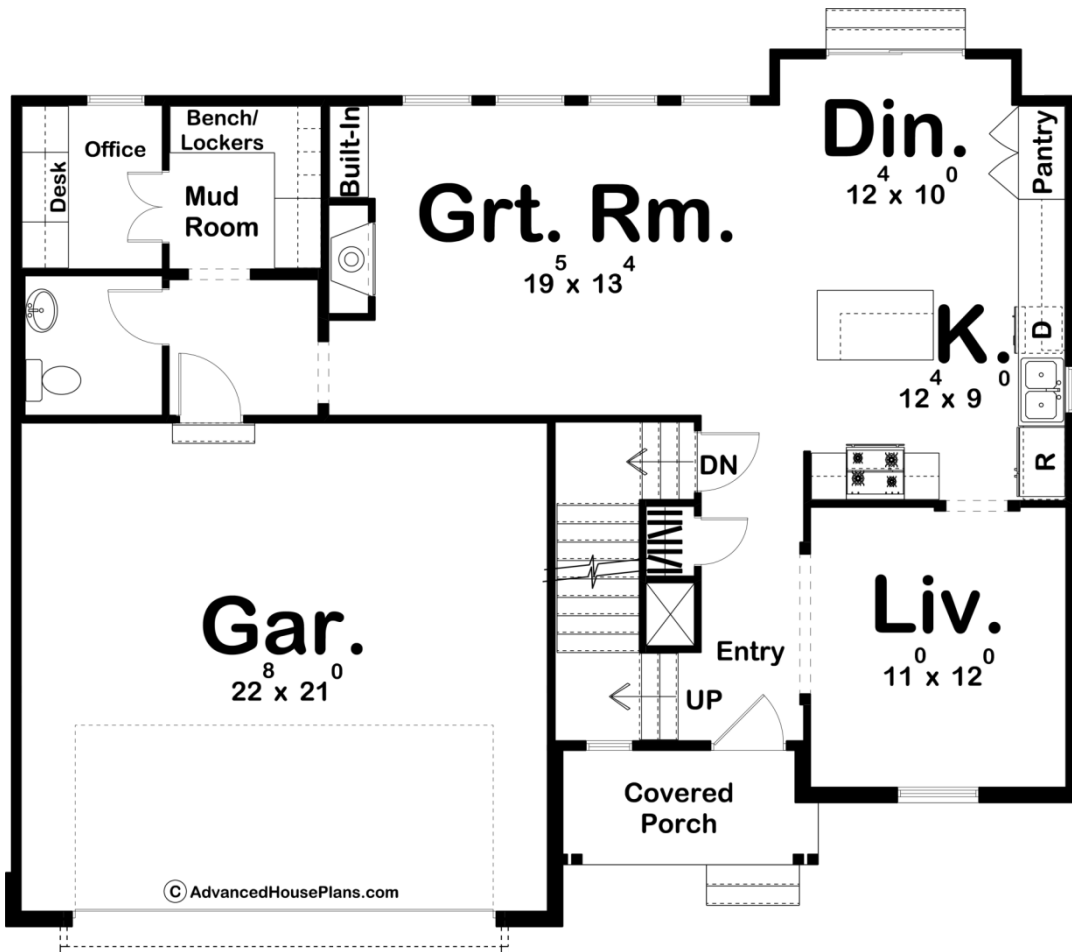


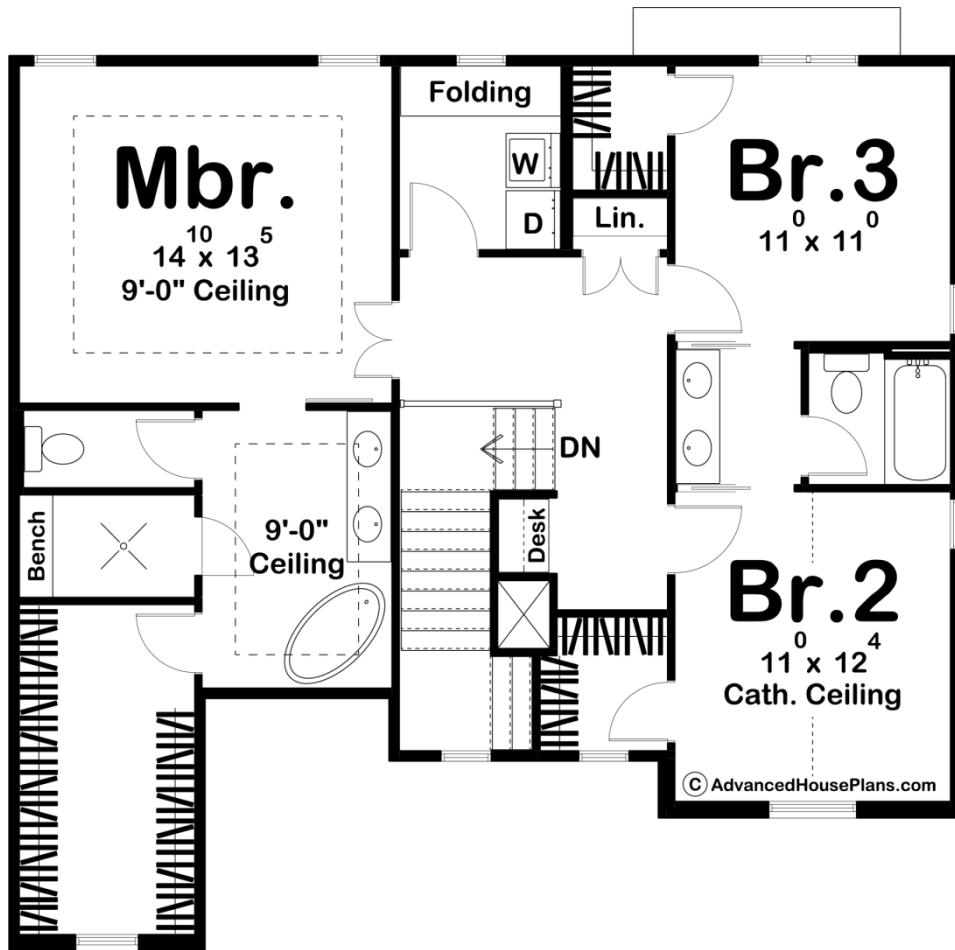
ADVANCED  
HOUSE PLANS



29935 - Montreal Data Sheet

2056 SQ FT	3 BEDS	3 BATHS	2 BAYS	46' 0" WIDE	38' 0" DEEP
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## Construction Specs

### Layout

Bedrooms	3
Bathrooms	3
Garage Bays	2

### Square Footage

Main Level	1002 Sq. Ft.
Second Level	1054 Sq. Ft.
Garage	494 Sq. Ft.
Total Finished Area	2056 Sq. Ft.

### Exterior Dimensions

Width	46' 0"
Depth	38' 0"

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Basement
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Exterior Wall Construction	2x4
Roof Pitches	8/12 Primary, 14/12 Secondary
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	8'

## Plan Description

Modern Farmhouse styling contributes to the inviting character of this 3-bedroom, 2-story house plan. A covered front porch shelters the entry where guests are treated to immediate views into the sunny living room. Further inside, the kitchen and breakfast area exchange open views with the great room, which showcases a fireplace, built-in bookshelves, and a bank of tall windows to the rear. An alcove just off the great room grants access to the 2-car garage, a powder bath, mudroom, and an office with a built-in desk. On the second level, the master suite includes a bath area with dual vanities, a compartmented toilet, a soaking tub, and a walk-in closet. Bedrooms 2 and 3 each feature walk-in closets and share a Jack-n-Jill bath. A conveniently located linen closet and laundry room serve all bedrooms.