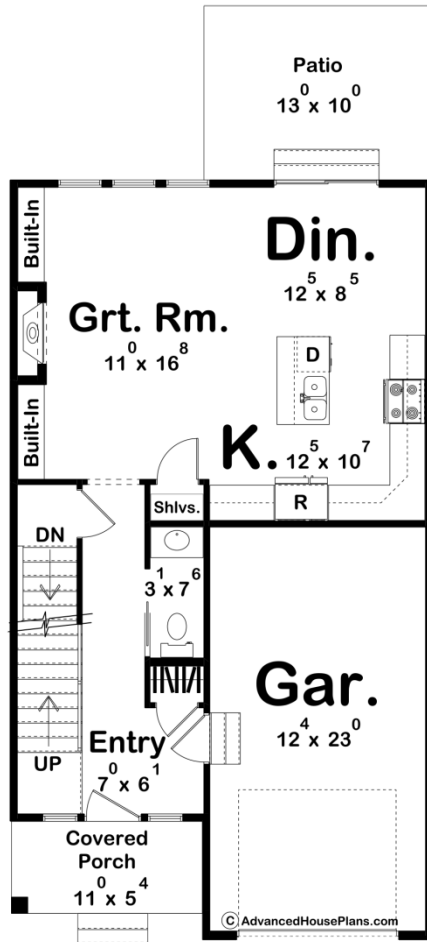
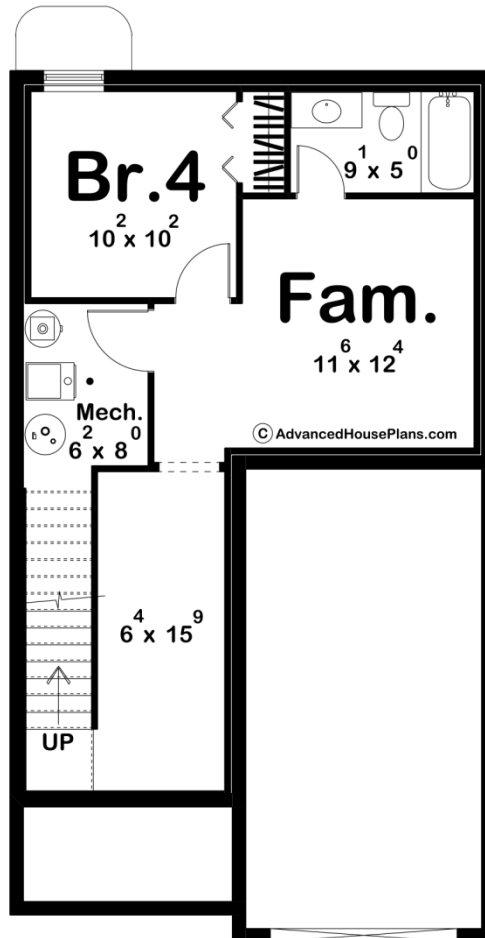
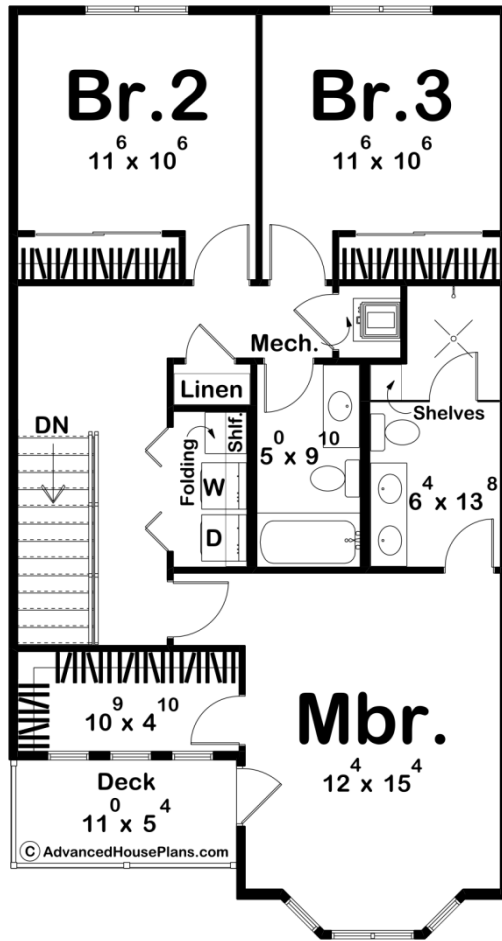




**30464 - Nellie Data Sheet**

1583 SQ FT	3 BEDS	3 BATHS	1 BAYS	24' 0" WIDE	43' 0" DEEP
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Construction Specs

## Layout

Bedrooms	3
Bathrooms	3
Garage Bays	1

## Square Footage

Main Level	661 Sq. Ft.
Second Level	922 Sq. Ft.
Covered Area	59 Sq. Ft.
Garage	298 Sq. Ft.
Total Finished Area	1583 Sq. Ft.

## Exterior Dimensions

Width	24' 0"
Depth	43' 0"
Ridge Height <i>Calculated from main floor line</i>	27' 0"

## Default Construction Stats

*Stats are unique to the individual plan.*

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

## Plan Description

Optional Finished Basement: 487 sq. ft. Imagine walking up to your charming Victorian home, nestled in a quaint neighborhood with tree-lined streets. As you step through the front door, you're greeted by the timeless elegance of Victorian architecture combined with modern comforts. The exterior of your home boasts all the intricate details that make Victorian architecture so enchanting. From the delicate trim work to the inviting front porch, every detail exudes warmth and character. Step inside and you'll find yourself in a cozy foyer that leads into an open concept living area where the living room seamlessly flows into the dining area and kitchen. Whether you're hosting a dinner party or enjoying a quiet evening at home, this space is perfect for both entertaining and everyday living. Upstairs, you'll find three cozy bedrooms. The master suite features a luxurious ensuite bathroom, complete with a walk-in shower. The two additional bedrooms are perfect for guests, children, or a home office. With three bathrooms in total, there's never any need to wait in line during busy mornings. The Nellie is more than just a house—it's a

place where timeless charm meets modern comfort, where every detail is designed to enhance your everyday life.