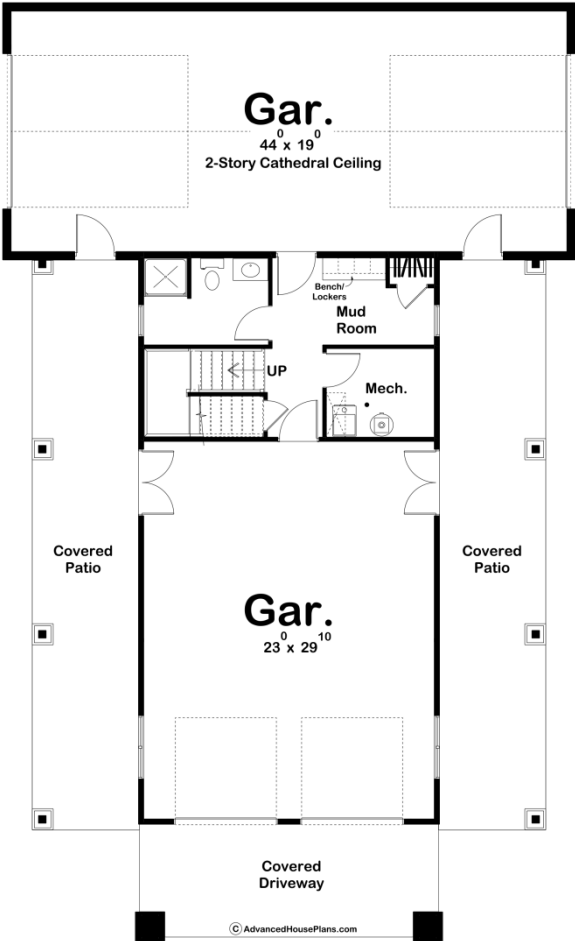
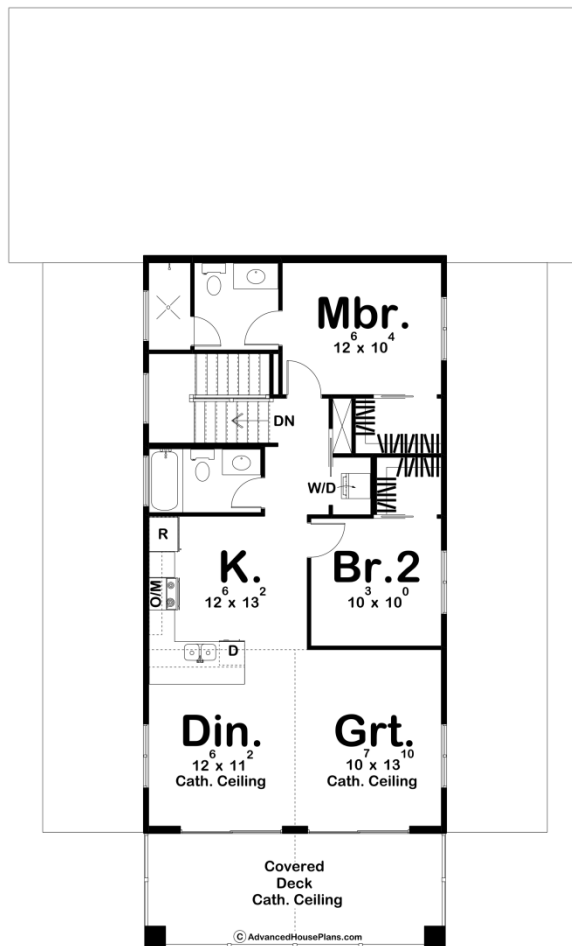




30209 - Sand Springs Data Sheet

1275 SQ FT	2 BEDS	3 BATHS	3 BAYS	45' 0" WIDE	73' 8" DEEP
---------------	-----------	------------	-----------	----------------	----------------





## Construction Specs

### Layout

Bedrooms	2
Bathrooms	3
Garage Bays	3

### Square Footage

Main Level	281 Sq. Ft.
Second Level	994 Sq. Ft.
Covered Area	928 Sq. Ft.
Garage	1610 Sq. Ft.
Total Finished Area	1275 Sq. Ft.

### Exterior Dimensions

Width	45' 0"
Depth	73' 8"

### Default Construction Stats

*Stats are unique to the individual plan.*

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

## Plan Description

This barndominium style carriage house plan features a spacious layout with 1275 square feet of living space. The main floor is designed with an RV garage, perfect for storage, protection, or to be used as a workshop. Dividing the other two-car garage with a covered driveway is a powder bath and mudroom, a great space to clean up before heading upstairs to the second level. There is also access to a covered patio on both sides of the main level. Upstairs, you can find the two bedrooms as well as the main living area. An open concept floor plan, featuring a large space for the great room and dining area, with a connection to the kitchen is a great area for gatherings. The kitchen is equipped with plenty of counter space, as well as a peninsula island for quick dining. The two bedrooms both have their own walk in closet. The master has its own private bathroom with a separate shower, while bedroom two shares the guest bathroom. A laundry area can also be found up here, as well as access to a covered deck with cathedral ceilings. Overall, the Sand Springs house plan offers a stylish and practical living space, with plenty of room for all of your needs.