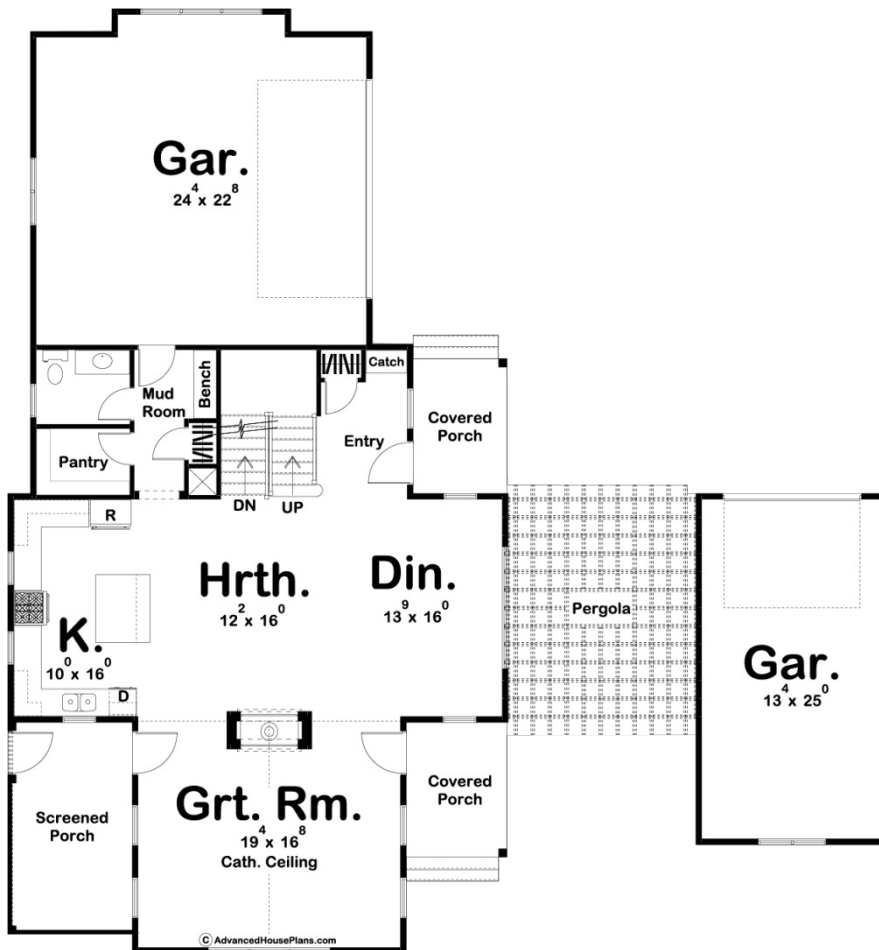
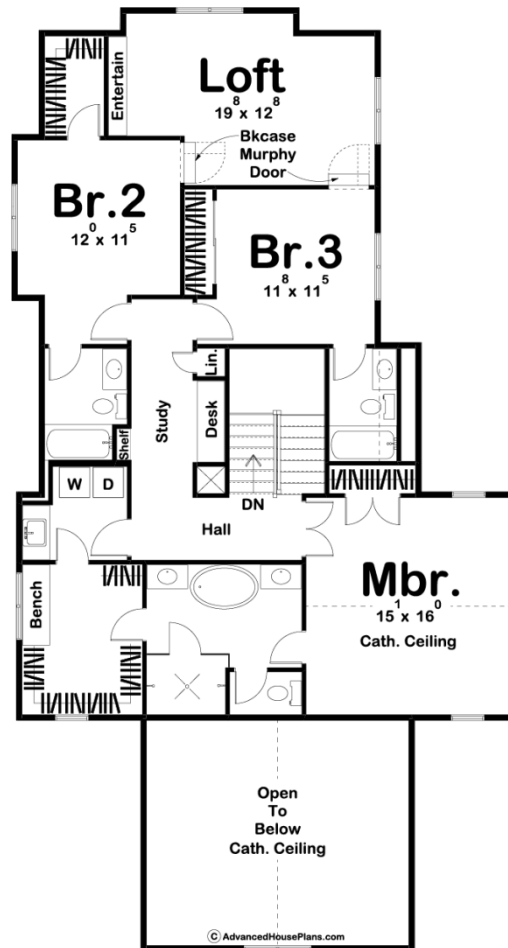




**29798 - Waco Flats Data Sheet**

2719 SQ FT	3 BEDS	4 BATHS	3 BAYS	65' 0" WIDE	70' 0" DEEP
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## Construction Specs

### Layout

Bedrooms	3
Bathrooms	4
Garage Bays	3

### Square Footage

Main Level	1259 Sq. Ft.
Second Level	1460 Sq. Ft.
Garage	956 Sq. Ft.
Total Finished Area	2719 Sq. Ft.

### Exterior Dimensions

Width	65' 0"
Depth	70' 0"

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Basement
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Exterior Wall Construction	2x4
Roof Pitches	12/12 Primary, 8/12 3/12 Secondary
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	8'

## Plan Description

The Waco Flats plan brings a unique floorplan to the wonderful Modern Farmhouse style. First impressions are made by the detached 1 car garage that is accessed from the home under a beautiful pergola. Once you step into this home, you'll immediately see the wonderful layout of this floor plan. The centerpiece of the living area is a stunning double-sided fireplace that warms the great room as well as the hearth room. The great room lies under a soaring cathedral ceiling to make the already massive room seem even larger. The cozy hearth room lies between the home's dining room and kitchen. The kitchen includes an island and a walk-in pantry. On the upper level, you will find 3 bedrooms that include some exciting secrets. The master bedroom has a cathedral ceiling and the master bath includes his/her vanities, a soaking tub, and a large walk-in closet that has access to the laundry room. On the way to the guest bedrooms, you'll find a practical study that includes a built-in desk. Bedrooms 2 and 3 are where the floor plan gets interesting. Each bedroom has access to its own bathroom but the real fun lies behind 2 bookcase murphy doors. As you walk behind the bookshelves you'll find an amazing loft with a built-in entertainment center. This room is perfect for a kid's playroom or a hidden home office. Back on the main level, the home has a split garage. A 2 car garage is attached to the rear of the house and accesses the home through a convenient mudroom. A 1 car garage is detached and is separated from the house by a beautiful pergola that provides plenty of outdoor entertainment for your guests.