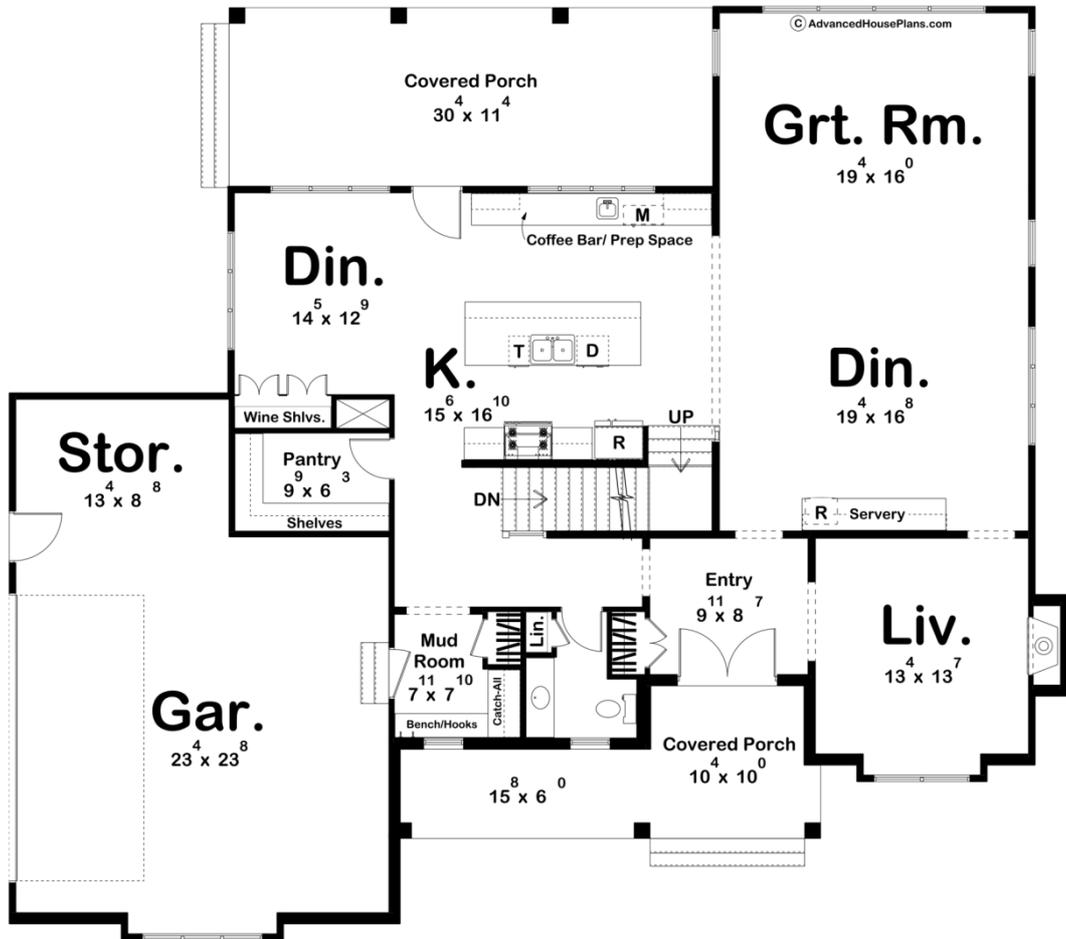
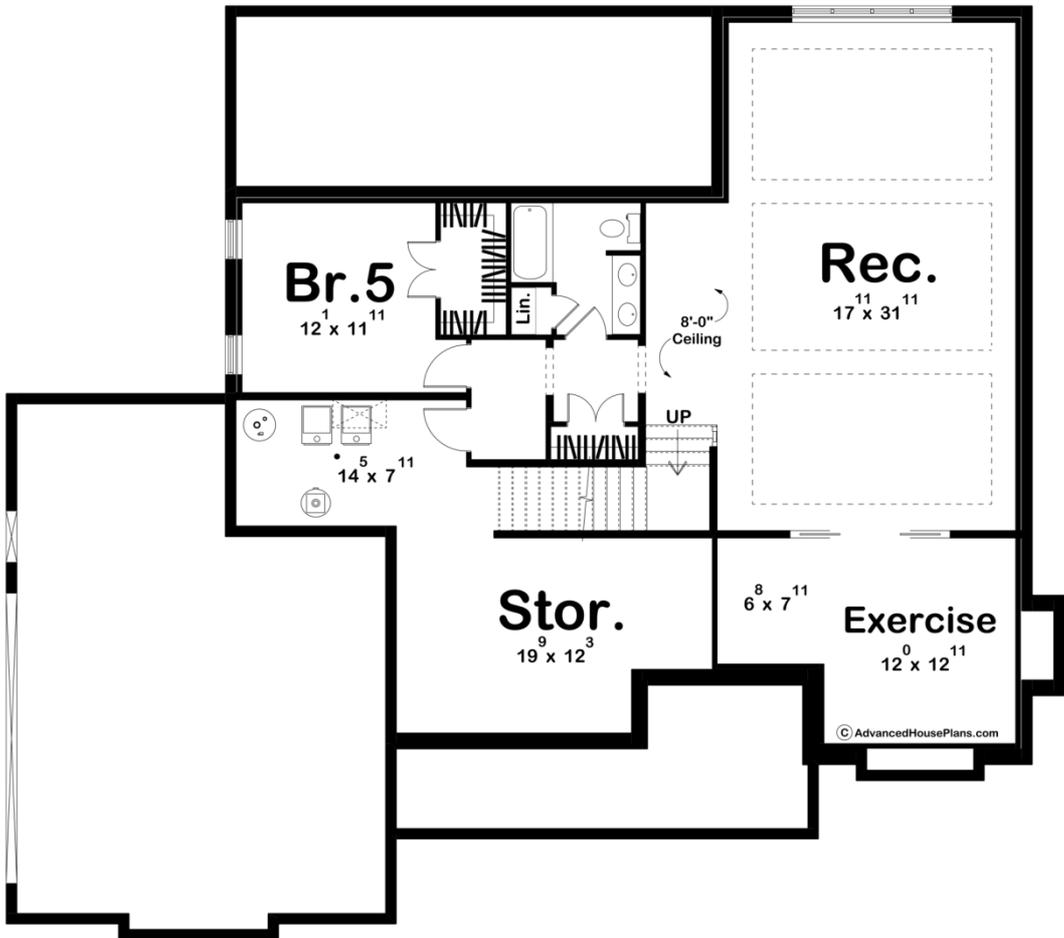
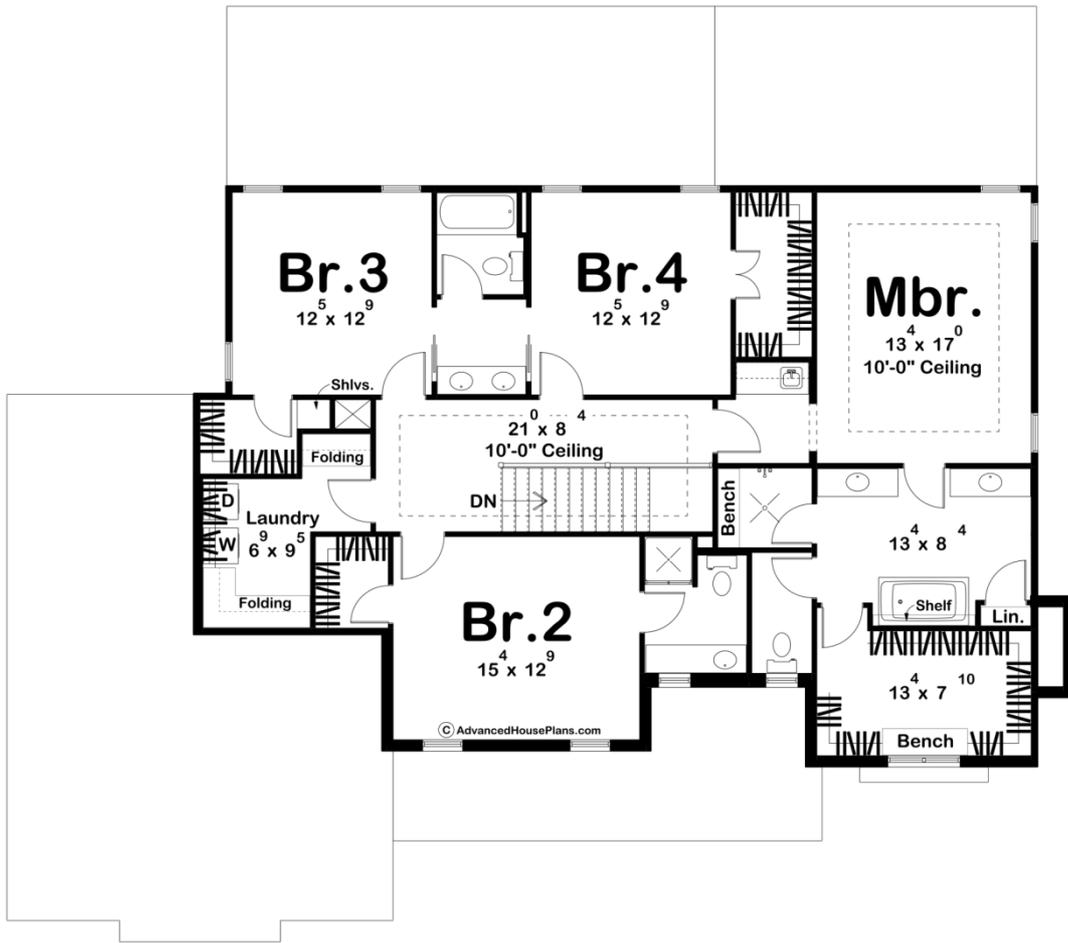




**30307 - Waldron Heights Data Sheet**

3469 SQ FT	4 BEDS	4 BATHS	2 BAYS	66' 4" WIDE	58' 8" DEEP
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Construction Specs

## Layout

Bedrooms	4
Bathrooms	4
Garage Bays	2

## Square Footage

Main Level	1836 Sq. Ft.
Second Level	1633 Sq. Ft.
Covered Area	545 Sq. Ft.
Garage	708 Sq. Ft.
Total Finished Area	3469 Sq. Ft.

## Exterior Dimensions

Width	66' 4"
Depth	58' 8"

## Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Basement
Exterior Wall Construction	2x4
Roof Pitches	Primary 8/12, Secondary 12/12, 4/12, 3/12, 10/12
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	9'

## Plan Description

This charming two-story modern cottage boasts a striking exterior featuring a combination of timeless brick, contemporary board and batten siding and lap siding. A covered porch is featured on both the front and rear of the house, inviting residents and guests alike to relax and enjoy the serene surroundings. A side load garage seamlessly blends into the design, offering convenience and additional storage space. Upon entering, you are greeted by an inviting foyer which leads you to an open-concept living space that seamlessly connects the dining, great room, dinette area and kitchen. The dinette space includes a unique wine closet, perfect for storing and showcasing your favorite vintages. The expansive kitchen is a chef's dream, complete with sleek countertops, high-end appliances, and a charming coffee bar, providing a cozy spot to start your day. Ascending the stairs, you'll find the luxurious master bedroom retreat, featuring a mini bar for added indulgence and a spacious walk-in closet to accommodate even the most extensive wardrobe collections. Three additional bedrooms offer ample space for family members or guests, each thoughtfully designed for comfort and style. With its seamless blend of modern amenities and classic charm, this modern cottage is the epitome of sophisticated living. Whether you're entertaining guests on the expansive porch or unwinding in the luxurious master suite, this home offers

the perfect balance of comfort and elegance for modern living.