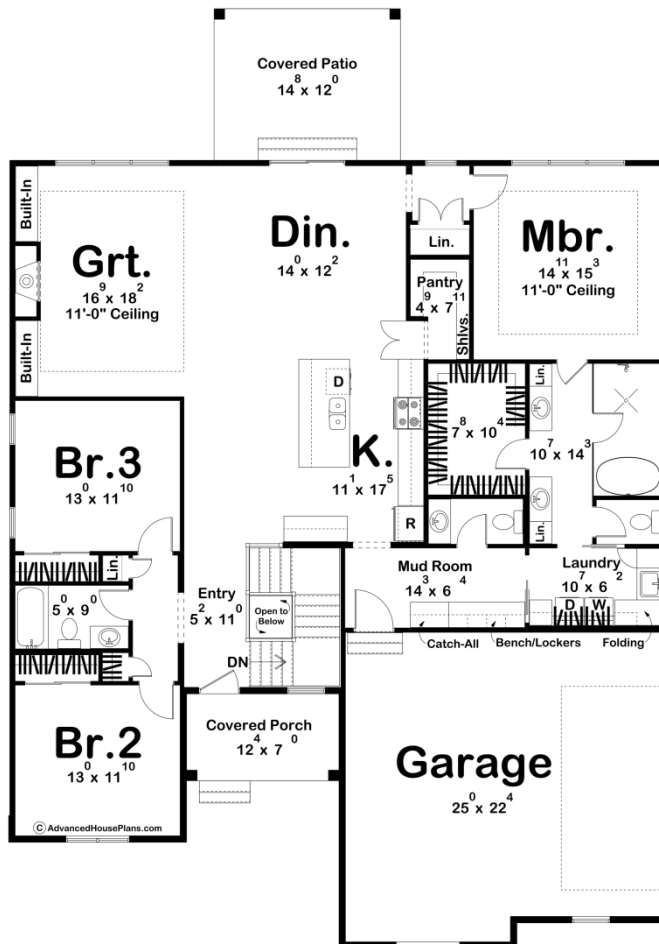




**30579 - Winchester Data Sheet**

2196 SQ FT	3 BEDS	3 BATHS	2 BAYS	51' 8" WIDE	73' 8" DEEP
---------------	-----------	------------	-----------	----------------	----------------



**Construction Specs**

**Layout**

Bedrooms

Bathrooms	3
Garage Bays	2

### Square Footage

Main Level	2196 Sq. Ft.
Covered Area	262 Sq. Ft.
Garage	606 Sq. Ft.
Total Finished Area	2196 Sq. Ft.

### Exterior Dimensions

Width	51' 8"
Depth	73' 8"

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Basement
Exterior Wall Construction	2x4
Roof Pitches	Primary 6/12, Secondary 10/12, 3/12
Foundation Wall Height	9'
Main Wall Height	10'

## Plan Description

This 1-story modern farmhouse combines timeless appeal with modern elegance. The exterior features classic board and batten siding, enhanced by sophisticated thinset stone and warm wood accents. The side-load, 2-car garage adds convenience and boosts the home's curb appeal. A welcoming front covered porch greets visitors, while the rear covered patio offers a perfect spot for relaxation. Inside, the layout is designed for both comfort and privacy. The master bedroom, located on one side of the house, provides a peaceful retreat with its own en-suite bathroom. On the opposite side, two additional bedrooms and one bathroom cater to family or guests. At the heart of the home is an open-concept living area, ideal for entertaining and everyday living. The kitchen, complete with a walk-in pantry, is a chef's delight with ample storage space. This modern farmhouse blends style and functionality, creating a beautiful and practical home for contemporary living.