



A1 PLAN

As each house plan and lot vary in shape and size, there may need to be some minor adjustment to a house plan in order to have it fit a particular lot. The number of stairs may also vary depending on lot grades. Not all house plans will fit on all lots. As we are not a custom home builder we do not take any requests related to making changes to our predesigned floor plans.

LOT PREMIUM MAY APPLY DEPENDING ON LOT SELECTION

ROOM SIZES ARE APPROXIMATE

\$509,900

WITH UNFINISHED BASEMENT / INCLUDING NET HST

\$549,500

WITH FINISHED BASEMENT / INCLUDING NET HST

This architectural floor plan illustrates a single-story residence with a double garage and a central living area. The layout includes a living room with an optional fireplace and 9-foot ceiling, a kitchen to be designed, a dining area, a master bedroom with a walk-in closet (W.I.C.), a powder room (Pwdr.), and an ensuite bathroom. The plan also shows a double garage and a central staircase. Dimensions are provided for all major rooms and features.

Overall Dimensions:

- Overall Width: 31'-4"
- Overall Depth: 49'-7"

Room Details and Dimensions:

- Living Room:** 16'-3" x 13'-0". Features an optional fireplace and optional 9' ceiling.
- Kitchen to be Designed:** 11'-8" x 8'-1". Includes a 3'-2" island.
- Dining Area:** 11'-8" x 10'-4".
- Master Bedroom:** 13'-3" x 11'-7".
- W.I.C. (Walk-In Closet):** 5'-0" x 4'-6".
- Pwdr. (Powder Room):** 4'-10" x 4'-3".
- Ensuite Bath:** 7'-10" x 5'-1". Includes a 5' shower and a 3'-2" vanity.
- Double Garage:** 19'-0" x 16'-0".

Other Features and Dimensions:

- Optional Fireplace:** 72" W.
- Optional 9' Ceiling:** Indicated in the living room.
- Staircase:** 30" W.
- Entrance:** 48" W.
- Windows:** 24" W, 36" W, 72" W.
- Doors:** 36" W, 30" W, 32" W, 3'-7", 3'-2", 3'-11", 2'-3", 4'-3", 2'-11", 3'-2", 18" W, 28" W, 24" W, 28" W, 32" W, 7'-10", 5'-1", 3'-7", 21'-9", 18'-0", 19'-0", 16'-0".

OPTIONAL FINISHED BASEMENT - 708 square feet

