



# C2 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\*

**\$517,900**

WITH UNFINISHED BASEMENT / INCLUDING NET HST

**\$557,500**

WITH FINISHED BASEMENT / INCLUDING NET HST

**MAIN FLOOR - 1038 square feet**

The floor plan shows a rectangular layout with the following features and dimensions:

- Overall Dimensions:** 49'-6" wide by 8'-0" deep.
- Living Room:** 15'-6" wide by 12'-7" deep. Features an "Optional Gas Fireplace" and an "Optional 9' Ceiling".
- Dining Area:** 7'-10" wide by 12'-0" deep. Includes a table and chairs.
- Kitchen to be Designed:** 6'-10" wide by 6'-6" deep. Includes a sink and stove area.
- Master Bedroom:** 13'-11" wide by 12'-7" deep.
- Ensuite Bath:** Includes a "5' Shwr." (shower), a toilet, and a vanity.
- Double Garage:** 18'-10" wide by 22'-7" deep. Includes a storage area.
- Hallway and Closets:** A central hallway connects the rooms. There is a "W.I.C." (Walk-In Closet) and a "Pantry" area.
- Stairs:** A staircase is located near the Dining Area, leading up or down.
- Windows and Doors:** Various window and door sizes are indicated, such as 24" W, 36" W, 48" W, 28" w, 30" w, 32" w, 36" w, 36" W, 48" W, 2'-1", 2'-3", 2'-10", 3'-0", 3'-4", 3'-6", 3'-9", 4'-10", 5'-6", 6'-6", 6'-10", 7'-6", 8'-3", 8'-0", 19'-0", and 16'-0".

8'-0"

31'-4"

49'-6"

OPTIONAL FINISHED BASEMENT - 736 square feet

