



# C 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\*

**\$530,900**

WITH UNFINISHED BASEMENT / INCLUDING NET HST

**\$570,500**

WITH FINISHED BASEMENT / INCLUDING NET HST

This architectural floor plan illustrates a single-story residence with a total footprint of 32'-0" by 51'-1". The layout includes a large front-facing Double Garage (19'-3" x 22'-7") and a central living area. The living room (16'-0" x 14'-2") features an optional gas fireplace and a 9' ceiling. Adjacent to the living room is a dining area (7'-10" x 7'-10") with a table and chairs. The kitchen (12'-0" x 8'-10") is designated as 'to be designed' and includes a sink, stove, and refrigerator. A pantry (4'-11" x 4'-8") is located near the kitchen. The master bedroom (14'-3" x 11'-5") is situated at the rear of the house and includes an ensuite bathroom with a 5' shower, toilet, and vanity. A central hallway (3'-7") provides access to a powder room (3'-4" x 3'-6") and a walk-in closet (5'-6" x 4'-11"). The plan also shows a rear entrance (24" W) and a side entrance (24" W). Various door and window dimensions are specified throughout the plan.

**Room Dimensions and Features:**

- Living Room:** 16'-0" x 14'-2". Features: Optional Gas Fireplace, Optional 9' Ceiling.
- Dining Area:** 7'-10" x 7'-10". Features: Dining table and chairs.
- Kitchen:** 12'-0" x 8'-10". Features: Kitchen to be Designed, Sink, Stove, Refrigerator.
- Pantry:** 4'-11" x 4'-8".
- Master Bedroom:** 14'-3" x 11'-5".
- Ensuite Bath:** Features: 5' Shwr., Toilet, Vanity.
- Powdr. (Powder Room):** 3'-4" x 3'-6".
- W.I.C. (Walk-In Closet):** 5'-6" x 4'-11".
- Double Garage:** 19'-3" x 22'-7".

**Other Details:**

- Entrances:** 24" W (Front), 24" W (Side), 48" W (Rear).
- Windows:** 72" W (Living Room), 36" W (Living Room), 24" W (Master Bedroom), 24" W (Ensuite Bath), 24" W (Garage).
- Doors:** 30" W (Living Room to Hallway), 28" W (Hallway to Master Bedroom), 28" W (Hallway to Powder Room), 36" W (Garage to Living Room), 36" W (Garage to Hallway).
- Stairs:** Located in the living room area, leading up.

**MAIN FLOOR - 1072 square feet**

OPTIONAL FINISHED BASEMENT - 762 square feet

