

ADVANCED

HOUSE PLANS



30482 - Abbott Data Sheet

1730 SQ FT	3 BEDS	3 BATHS	1 BAYS	27' 8" WIDE	39' 0" DEEP
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Construction Specs

Layout

Bedrooms	3
Bathrooms	3
Garage Bays	1

Square Footage

Main Level	764 Sq. Ft.
Second Level	966 Sq. Ft.
Covered Area	44 Sq. Ft.
Garage	263 Sq. Ft.
Total Finished Area	1730 Sq. Ft.

Exterior Dimensions

Width	27' 8"
Depth	39' 0"
Ridge Height <i>Calculated from main floor line</i>	28' 4"

Default Construction Stats

Stats are unique to the individual plan.

Foundation Type	Basement
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Exterior Wall Construction	2x4
Roof Pitches	Primary, 6/12 Secondary, 10/12
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	8'

Plan Description

This thoughtfully designed 2-story modern farmhouse offers 1,730 square feet of smart, stylish living. With 3 bedrooms and 3 full bathrooms, this home blends rustic charm with modern comforts—perfect for families, downsizers, or anyone craving a cozy yet functional layout. The main floor welcomes you with an open-concept living space featuring a warm fireplace, high ceilings, and a seamless flow between the kitchen, dining, and living areas—ideal for entertaining or relaxed everyday living. The kitchen shines with a center island, pantry, and modern finishes that balance farmhouse character with contemporary style. Upstairs, the spacious primary suite offers a private retreat with a double vanity, walk-in shower, and generous walk-in closet. The 2 remaining bedrooms with a jack and jill bath complete the second floor, offering comfort and functionality for family or guests. Wrapped in classic board-and-batten siding with charming gables and a welcoming front porch, this modern farmhouse plan delivers timeless curb appeal in a perfectly scaled design.