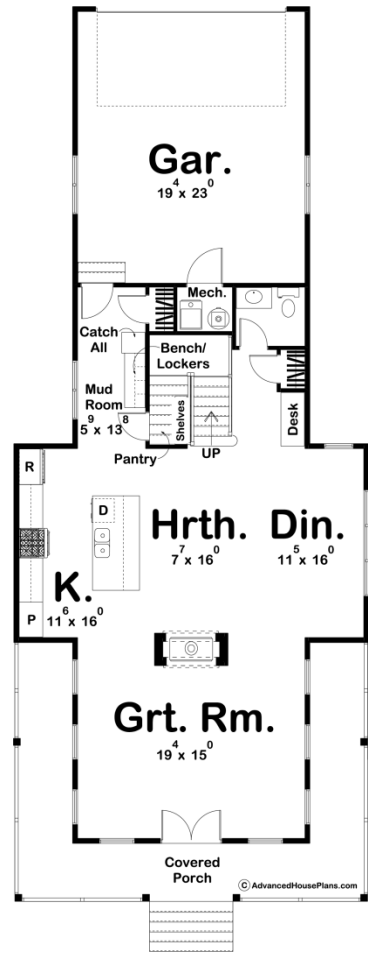
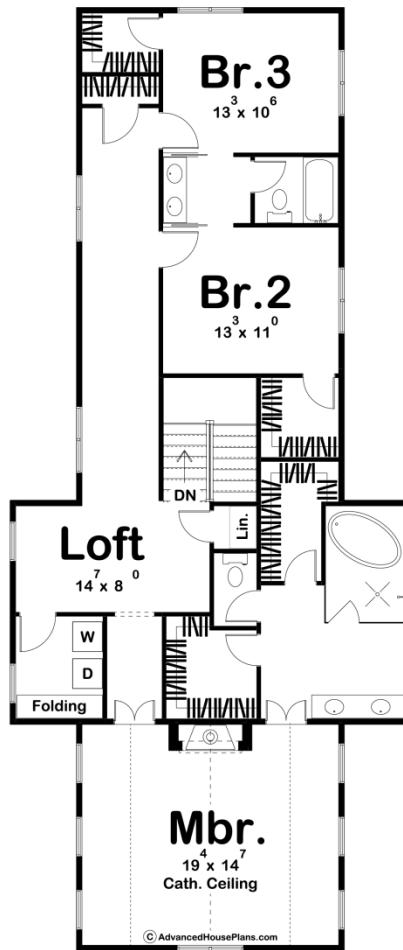




29776 - Birch Hollow Data Sheet

2627 SQ FT	3 BEDS	3 BATHS	2 BAYS	30' 0" WIDE	71' 0" DEEP
---------------	-----------	------------	-----------	----------------	----------------





Construction Specs

Layout

Bedrooms	3
Bathrooms	3
Garage Bays	2

Square Footage

Main Level	1113 Sq. Ft.
Second Level	1514 Sq. Ft.
Garage	467 Sq. Ft.
Total Finished Area	2627 Sq. Ft.

Exterior Dimensions

Width	30' 0"
Depth	71' 0"
Ridge Height	28' 0"
<i>Calculated from main floor line</i>	

Default Construction Stats
Stats are unique to the individual plan.

Foundation Type	Crawlspace
Exterior Wall Construction	2x4
Roof Pitches	12/12 Primary, 8/12 4/12 Secondary
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	8'

Plan Description

The Birch Hollow plan is a wonderful 2 Story Modern Farmhouse style plan. Its 30' wide narrow footprint makes this house a perfect fit on any sized lot. On the exterior, a large inviting covered porch gives this house the wonderful farmhouse charm. Just inside the home, you'll be greeted by a large great room that is warmed by a double-sided fireplace that is shared with a hearth room. The kitchen, hearth, and dining rooms all flow together seamlessly in an open concept layout. The kitchen includes a large island with a snack bar and a pantry under the stairs. On the second level, you'll find 3 bedrooms including a large master suite. The master suite lies under a cathedral ceiling and includes a bathroom with a wet room, soaking tub, dual walk-in closets, and dual vanities. A loft area is a perfect place for the kids to play and leads down a hallway to 2 bedrooms that share a jack and jill bathroom. Back on the main level, the homes 2 car rear load garage enters the home through a convenient mudroom that includes a bench with lockers and a catch-all.