

# ADVANCED

HOUSE PLANS



## 30685 - Colebrook Data Sheet

1478  
SQ FT

3  
BEDS

3  
BATHS

2  
BAYS

47' 0"  
WIDE

37' 0"  
DEEP

## Construction Specs

### Layout

Bedrooms	3
Bathrooms	3
Garage Bays	2

### Square Footage

Main Level	755 Sq. Ft.
Second Level	723 Sq. Ft.
Covered Area	98 Sq. Ft.
Garage	557 Sq. Ft.
Total Finished Area	1478 Sq. Ft.

### Exterior Dimensions

Width	47' 0"
Depth	37' 0"
Ridge Height <i>Calculated from main floor line</i>	27' 3"

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Slab
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Exterior Wall Construction	2x4
Roof Pitches	Primary 6/12, Secondary 10/12, 4/12
Main Wall Height	9'
Second Wall Height	8'

## Plan Description

This beautiful two-story residence blends traditional charm with modern functionality—featuring a welcoming covered front porch accented by warm wood detailing and a spacious two-car garage. Step inside to discover a flowing first-floor layout where the living room seamlessly connects to the dining area and kitchen—perfect for both quiet evenings and lively gatherings. Upstairs, you'll find three comfortable bedrooms, including a spacious master suite complete with a private bathroom and an expansive walk-in closet. A conveniently located laundry room on the second floor adds thoughtful ease to daily living.