

ADVANCED

HOUSE PLANS



30527 - Grand Avenue Data Sheet

| | | | | | |
|---------------|-----------|------------|-----------|----------------|----------------|
| 1892 SQ FT | 3 BEDS | 3 BATHS | 2 BAYS | 61' 8" WIDE | 34' 8" DEEP |
|---------------|-----------|------------|-----------|----------------|----------------|

Construction Specs

Layout

| | |
|-------------|---|
| Bedrooms | 3 |
| Bathrooms | 3 |
| Garage Bays | 2 |

Square Footage

| | |
|---------------------|--------------|
| Main Level | 1258 Sq. Ft. |
| Second Level | 634 Sq. Ft. |
| Garage | 562 Sq. Ft. |
| Total Finished Area | 1892 Sq. Ft. |

Exterior Dimensions

| | |
|--|--------|
| Width | 61' 8" |
| Depth | 34' 8" |
| Ridge Height <i>Calculated from main floor line</i> | 25' 8" |

Default Construction Stats

Stats are unique to the individual plan.

| | |
|----------------------------|----------|
| Foundation Type | Basement |
| Exterior Wall Construction | 2x4 |

| | |
|------------------------|--------------------------------------|
| Roof Pitches | Primary 12/12, Secondary 16/12, 4/12 |
| Foundation Wall Height | 9' |
| Main Wall Height | 9' |
| Second Wall Height | 8' |

Plan Description

Discover the charm of the Grand Avenue, a 1.5-story modern cottage that seamlessly blends style and function. With 3 bedrooms, 3 baths, and a spacious 2-car garage, this home is designed to fit your lifestyle beautifully. Inside, you'll find thoughtful details like a convenient laundry room, a mudroom to keep things tidy, and a walk-in pantry that makes storage a breeze. Need more space? The optional finished basement provides endless possibilities for expansion. The Grand Avenue is where modern comfort meets timeless cottage charm—a home ready to grow with you and your family.