

# ADVANCED

HOUSE PLANS



## 30596 - Kingsville Data Sheet

3344 SQ FT	5 BEDS	5 BATHS	3 BAYS	63' 8" WIDE	56' 4" DEEP
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## Construction Specs

### Layout

Bedrooms	5
Bathrooms	5
Garage Bays	3

### Square Footage

Main Level	1855 Sq. Ft.
Second Level	1489 Sq. Ft.
Covered Area	143 Sq. Ft.
Garage	845 Sq. Ft.
Total Finished Area	3344 Sq. Ft.

### Exterior Dimensions

Width	63' 8"
Depth	56' 4"
Ridge Height <i>Calculated from main floor line</i>	31' 3"

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Basement
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Exterior Wall Construction	2x4
Roof Pitches	Primary 8/12, Secondary 14/12, Flat
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	8'

## Plan Description

This 1.5-story modern cottage-style home blends charm and functionality with its elegant design. The exterior is a beautiful white with striking black accents, complemented by stone and wood elements for a natural, inviting look. A covered entry welcomes guests into the open-concept interior, where the heart of the home is a grand 2-story great room. The space is bathed in natural light, with a hallway above that overlooks the room, offering an open and airy feel. Adjacent to the great room are the kitchen and dining areas, creating a seamless flow perfect for both daily living and entertaining. A small pocket office and a walk-in pantry are thoughtfully located off the dining space, maximizing convenience and storage. One of the home's standout features is the U-shaped staircase, which serves as a striking focal point and floods the interior with light from large windows. On the main floor, the master suite provides a private retreat, complete with a luxurious bathroom, a spacious walk-in closet, and its own washer and dryer for added efficiency. Upstairs, four additional bedrooms and three bathrooms offer plenty of space for family and guests. The laundry room is conveniently located on the second floor as well, enhancing functionality and making the home perfect for modern living.