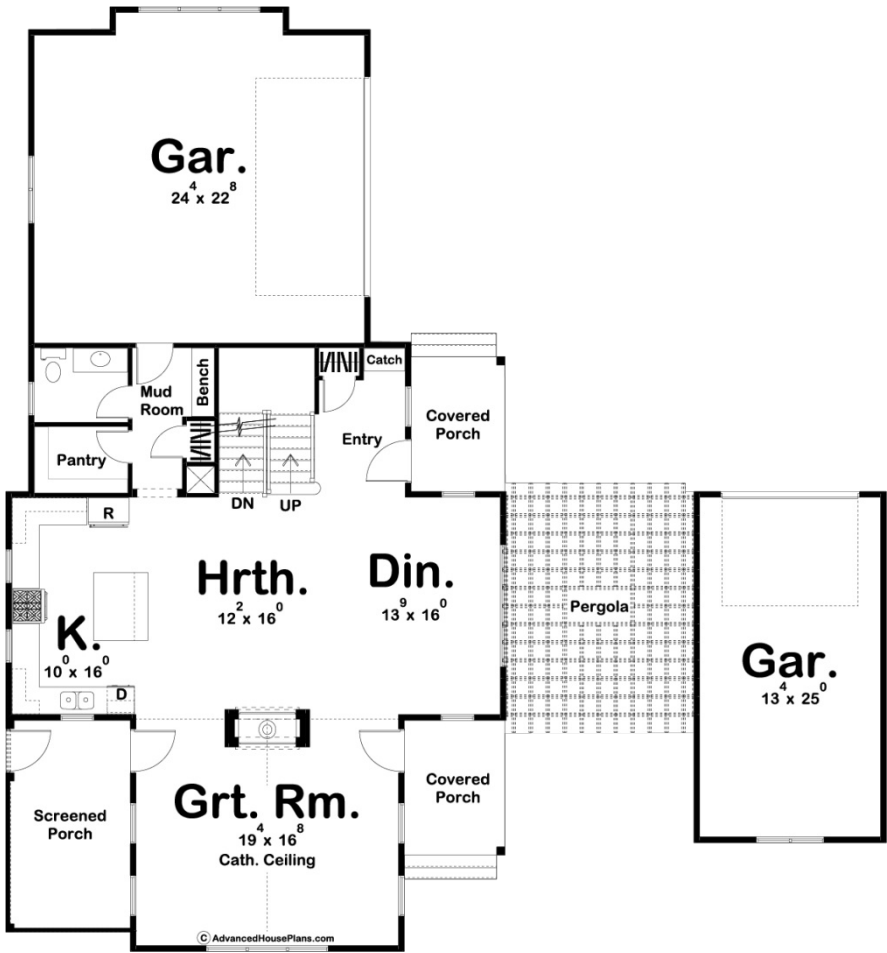
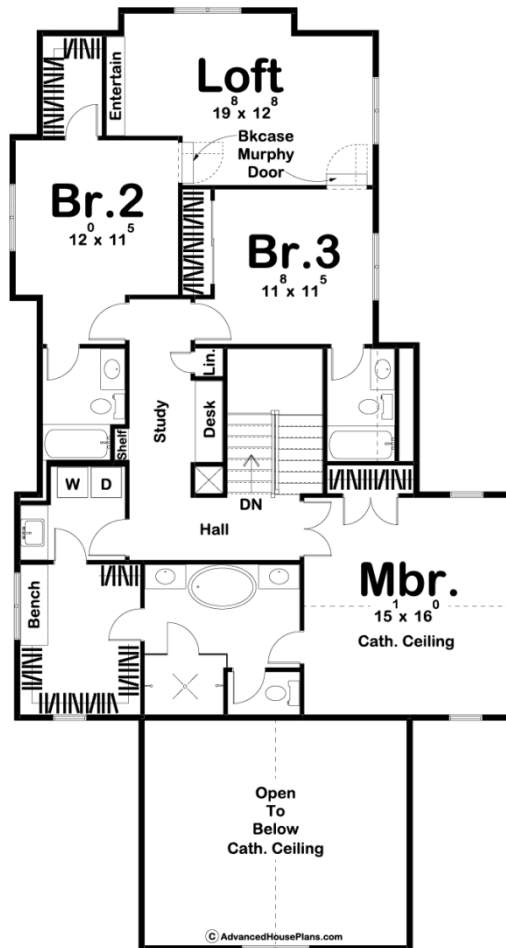




29798 - Waco Flats Data Sheet

2719 SQ FT	3 BEDS	4 BATHS	3 BAYS	65' 0" WIDE	70' 0" DEEP
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Construction Specs

Layout

Bedrooms	3
Bathrooms	4
Garage Bays	3

Square Footage

Main Level	1259 Sq. Ft.
Second Level	1460 Sq. Ft.
Garage	956 Sq. Ft.
Total Finished Area	2719 Sq. Ft.

Exterior Dimensions

Width	65' 0"
Depth	70' 0"

Default Construction Stats

Stats are unique to the individual plan.

Foundation Type	Basement
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Exterior Wall Construction	2x4
Roof Pitches	12/12 Primary, 8/12 3/12 Secondary
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	8'

Plan Description

The Waco Flats plan brings a unique floorplan to the wonderful Modern Farmhouse style. First impressions are made by the detached 1 car garage that is accessed from the home under a beautiful pergola. Once you step into this home, you'll immediately see the wonderful layout of this floor plan. The centerpiece of the living area is a stunning double-sided fireplace that warms the great room as well as the hearth room. The great room lies under a soaring cathedral ceiling to make the already massive room seem even larger. The cozy hearth room lies between the home's dining room and kitchen. The kitchen includes an island and a walk-in pantry. On the upper level, you will find 3 bedrooms that include some exciting secrets. The master bedroom has a cathedral ceiling and the master bath includes his/her vanities, a soaking tub, and a large walk-in closet that has access to the laundry room. On the way to the guest bedrooms, you'll find a practical study that includes a built-in desk. Bedrooms 2 and 3 are where the floor plan gets interesting. Each bedroom has access to its own bathroom but the real fun lies behind 2 bookcase murphy doors. As you walk behind the bookshelves you'll find an amazing loft with a built-in entertainment center. This room is perfect for a kid's playroom or a hidden home office. Back on the main level, the home has a split garage. A 2 car garage is attached to the rear of the house and accesses the home through a convenient mudroom. A 1 car garage is detached and is separated from the house by a beautiful pergola that provides plenty of outdoor entertainment for your guests.