

# Architectural Designs ...selling quality house plans for over 30 years.

Plan W1763LV: Easy to Construct



House plans are Copyright © 2009 by our architects and designers.

- A handsome front door and shuttered windows decorate the front elevation of this Colonial-style residence. The gabled-roof design allows for easy construction, and the relatively small width suits the home to a narrow lot.
- The open layout of the first floor promotes easy interaction among family members and guests. Off the foyer, half-walls with columns announce the dining room. Straight ahead in the living area, the family room contains an optional fireplace.
- The family room opens to a rear patio and flows into both the breakfast area and the kitchen with its pantry closet. Note the utility room off the breakfast room.
- Upstairs, a cathedral ceiling opens up the master bedroom. The adjoining master bath includes a walk-in closet, garden tub, linen closet and knee space next to the sink. A hall bath serves the two family bedrooms. Vaulted bonus space over the garage completes the design.

Style: Colonial, Country, Traditional

Total Living Area: 1550

Main Flr.: 794

2nd Flr.: 756

Bonus: 251 sq. ft.

Total Square Feet: 2,211 sq. ft.

Attached Garage: 2 Car, 410 sq. ft.

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Width: 46'11"

Depth: 35'1"

Maximum Ridge Height: 32'

Exterior Walls: 2x4

Ceiling Height:

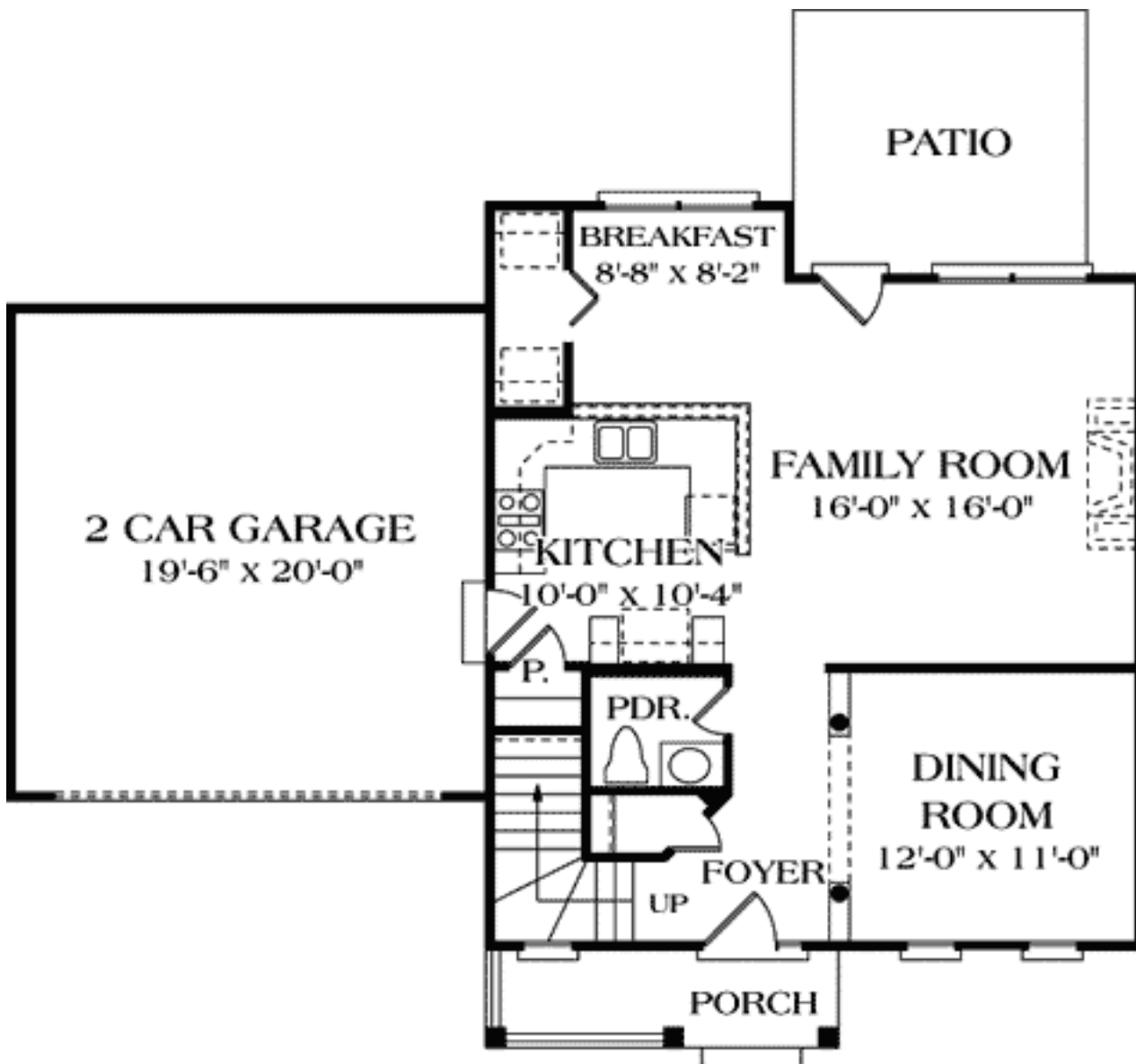
Other: 16'8" Grand Room; 9'-12' Vaulted MBR

Standard Foundations: Slab

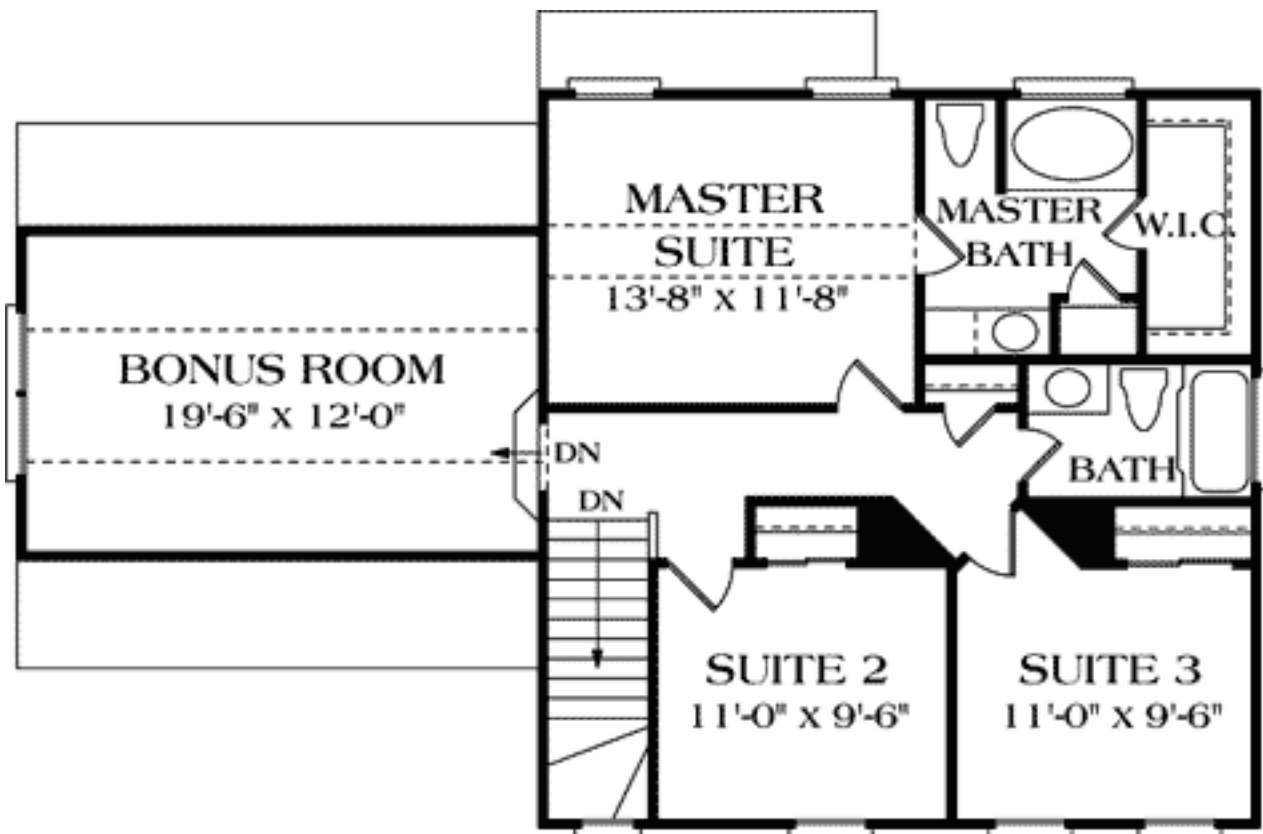
Special Features: Photo Gallery, PDF, Narrow Lot, Bonus Room

Five Sets	Reproducible	PDF File	CAD
\$750	\$1,025	\$1,025	\$2,050

## Main Level



2nd Level



Elevation #2

