

## Plan W6984AM: High Ceiling Duplex with Options



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- Rather than compete for attention with its front-load garages, this home plan design's gabled roofs harmoniously blend and balance the garage massing to lend a look of unity. Adding to the street appeal of the home are its charming details such as decorative braces, board-and-batten shutters, and shake-clad gables.
- Inside the design's biggest assets are its high ceilings and natural light. Beyond the two-story entry the island kitchen opens up to the living and dining room which each have 12-foot-high ceilings. The main-level master suite ceiling is also 12 feet high. Windows line in procession along the outside walls of the dining and living room ensuring plenty of light to fill the spaces. Transom windows on each side of the living room fireplace allow built-ins to be customized below.
- Desirable features are found on the upper-level too, where both bedrooms have direct access to the bath and the staircase landing can be customized with additional built-ins.
- Related Plan: Remove the storage area stair with house plan 6983AM.

Style: Multi-Family

Total Living Area: 3542

Main Flr.: 2340

2nd Flr.: 1202

Total Square Feet: 4,264 sq. ft.

Attached Garage: 2 Car, 361 sq. ft.

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Width: 60'

Depth: 57'

Maximum Ridge Height: 30'

Exterior Walls: 2x6

Ceiling Height:

Main Floor: 12'

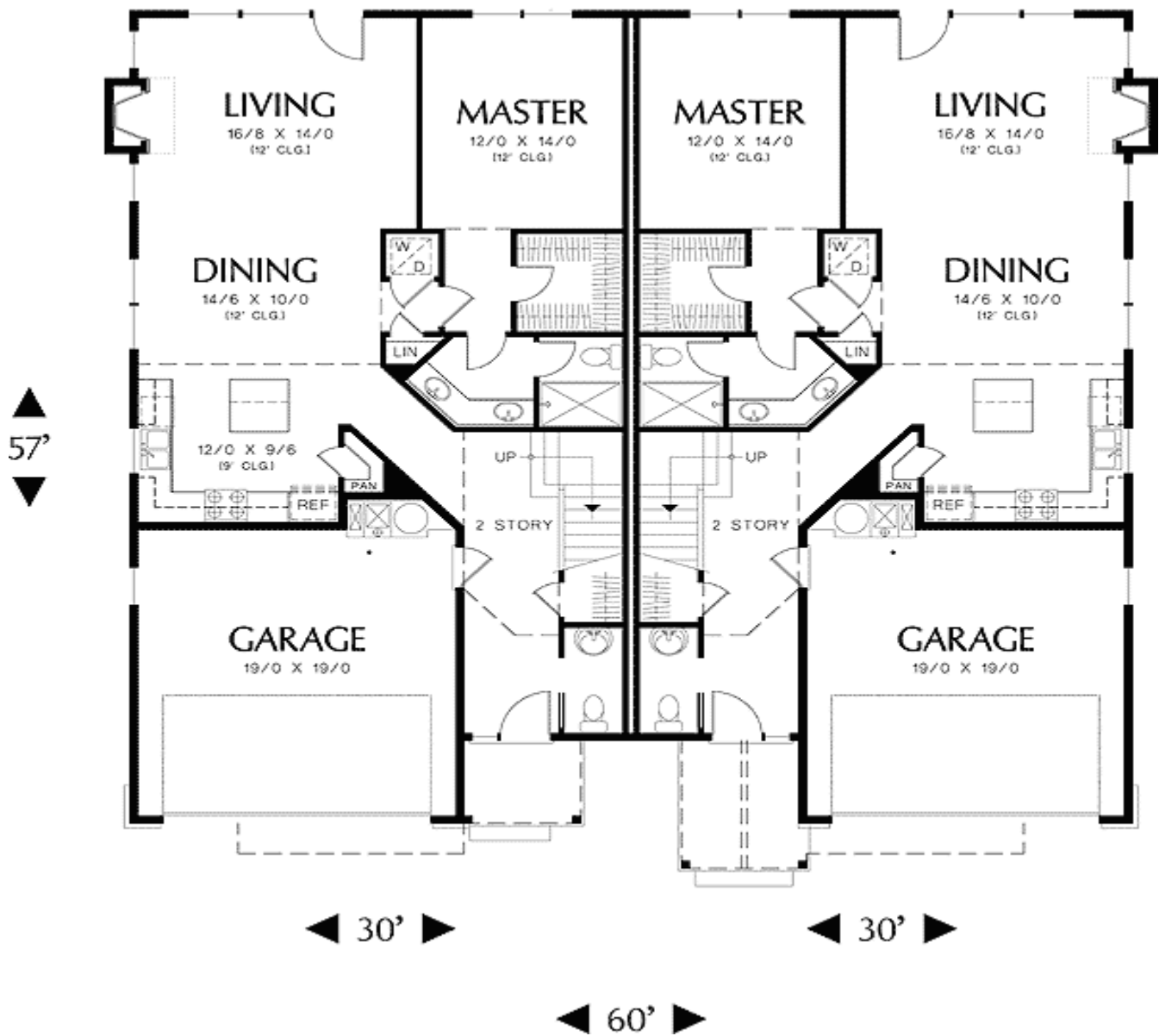
Standard Foundations: Crawl

Alternate Foundations: Slab (\$160), Basement (\$325)

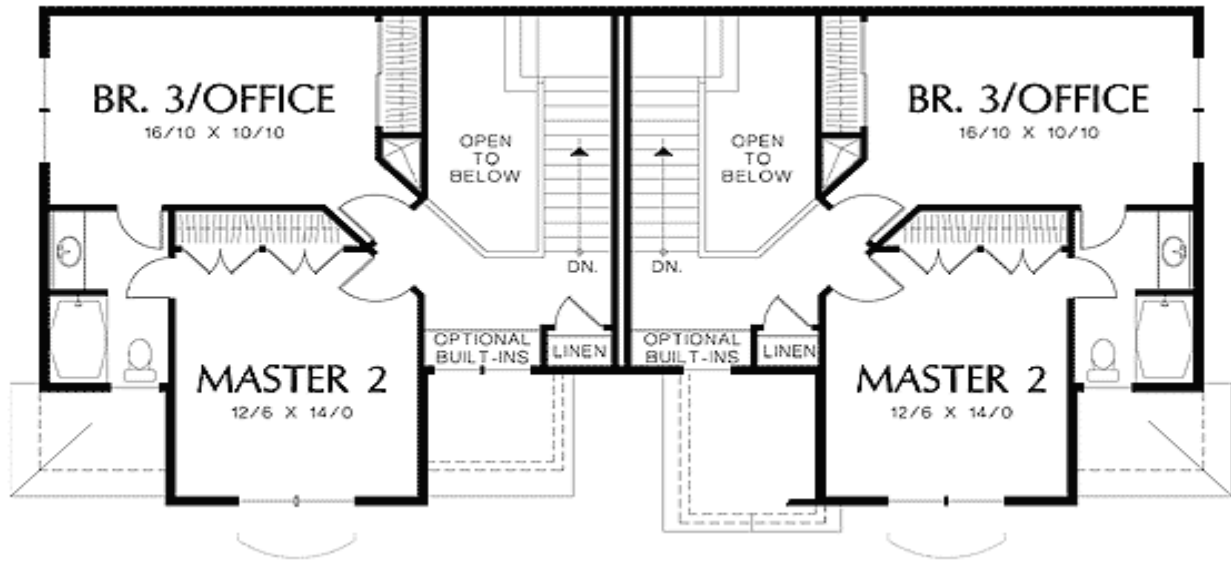
Special Features: PDF, 1st Floor Master Suite, CAD Available

One Set	Five Sets	Eight Sets	Reproducible	PDF File	CAD
\$750	\$825	\$950	\$1,300	\$1,300	\$2,000

## Main Level



## 2nd Level



Rear View

