

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

Plan W3819JA: Flexible Country Cottage



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- With dramatic angles, built-ins, high ceilings and covered porches in both front and rear, this economical, compact country cottage is designed for maximum livability. The house works well as either a year-round or a vacation home.
- Both the three-tiered roof outside, and the angled spaces in the public areas on the first floor, contribute to an impression of size. The vaulted foyer efficiently accesses all areas of the home.
- The great room includes a built-in TV cabinet and flows into the dining area, which opens to the covered porch in back. Separated by a peninsula counter from the dining area, the C-shaped kitchen includes all the essentials and more.
- In the master suite, a walk-in closet abuts the compartmented bath which features a garden tub, separate shower and his and her sinks.
- Upstairs, a balcony overlooks the foyer below. The two secondary bedrooms, each with a dormer, share the hall bath.
- Foundation: basement, slab, crawl space.

Style: Cottage, Country, Southern, Vacation

Total Living Area: 1704

Main Flr.: 1134

2nd Flr.: 570

Basement Unfinished: 1,134 sq. ft.

Total Square Feet: 2,838 sq. ft.

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Width: 42'

Depth: 45'

Maximum Ridge Height: 23'6"

Exterior Walls: 2x4

Ceiling Height:

Main Floor: 9'4"

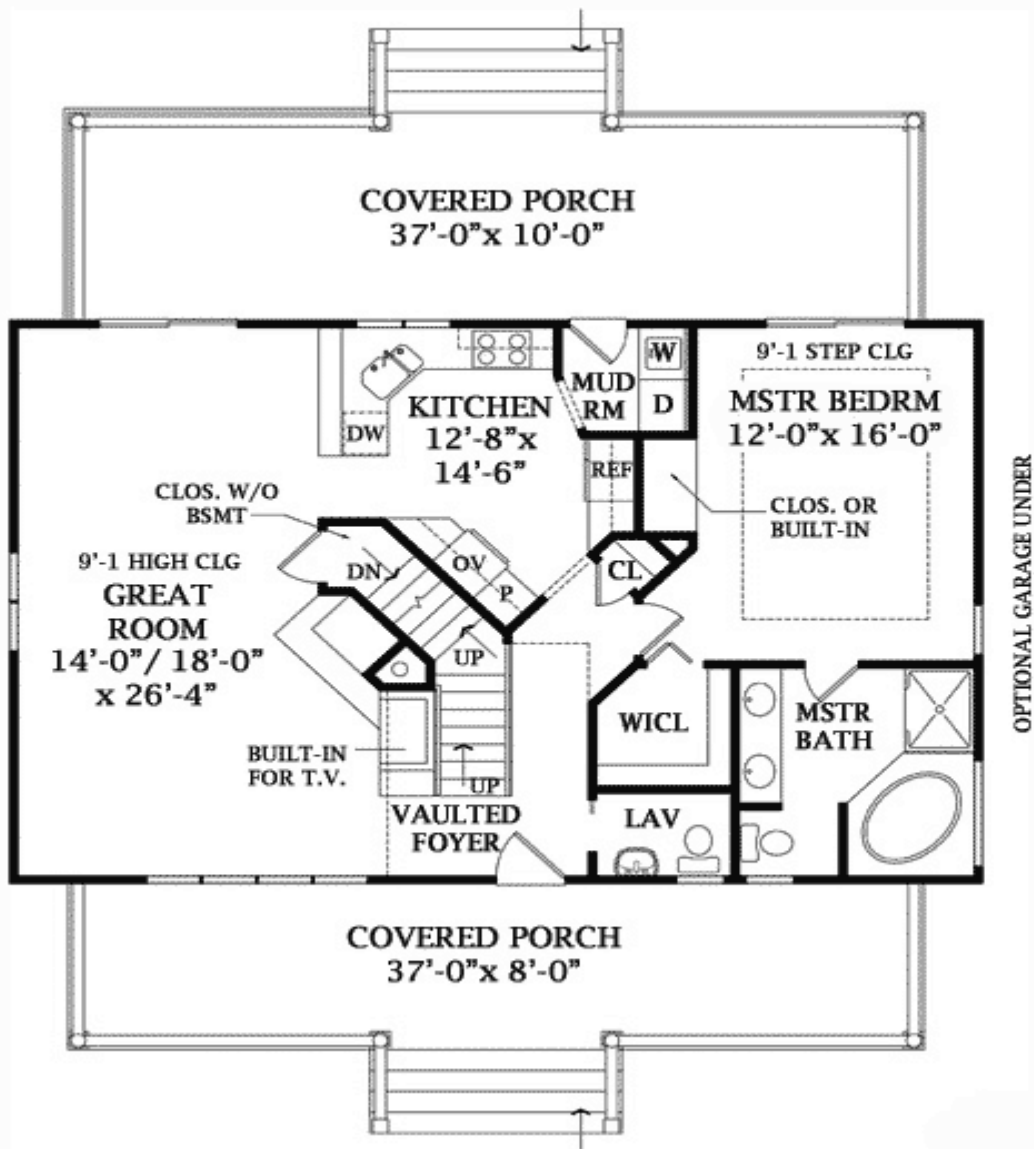
Standard Foundations: Slab, Basement, Crawl

Alternate Foundations: Walkout (\$175)

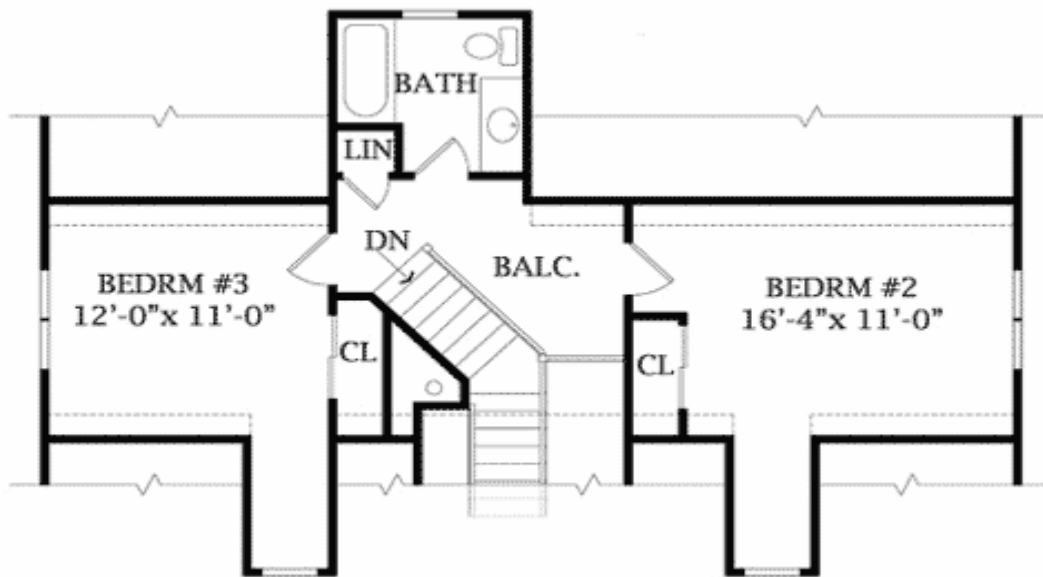
Special Features: PDF, Sloping Lot, Photo Gallery, Drive Under Garage, Narrow Lot, 1st Floor Master Suite

Five Sets	Eight Sets	Reproducible	PDF File	CAD
\$545	\$580	\$695	\$695	\$1,195

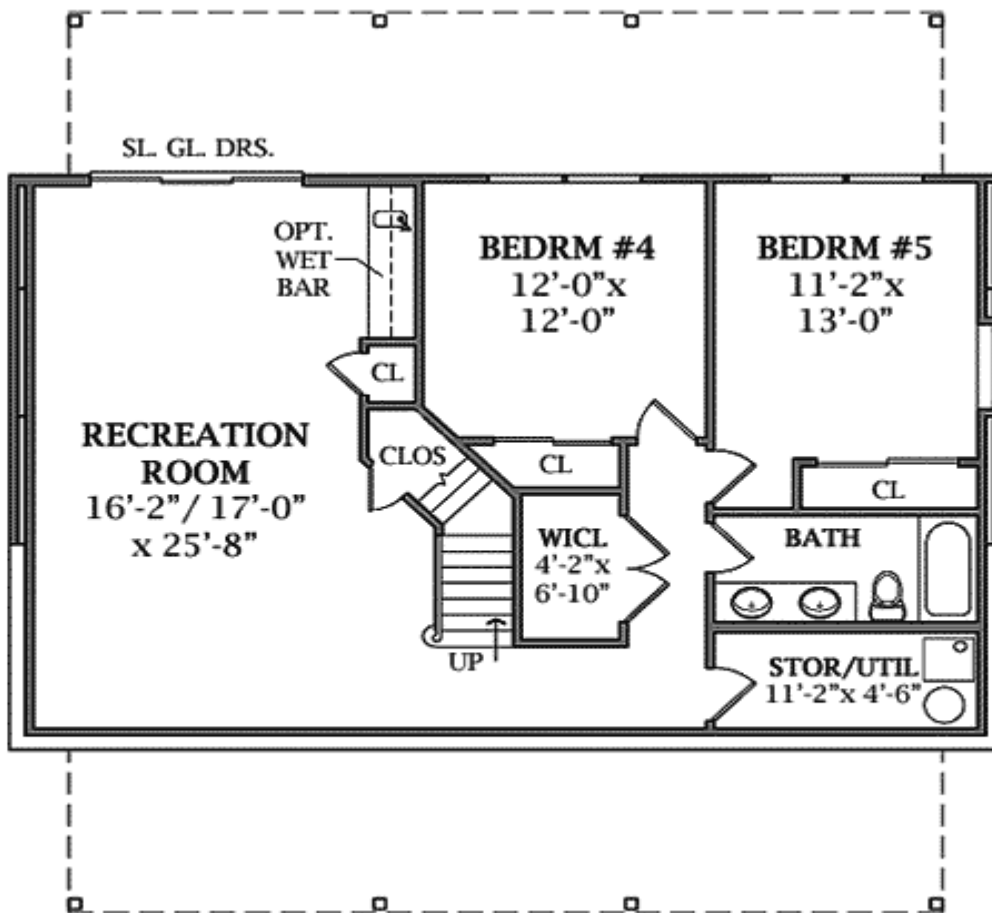
## Main Level



## 2nd Level



Optional



Optional walkout basement plan

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Photo



Photo #2

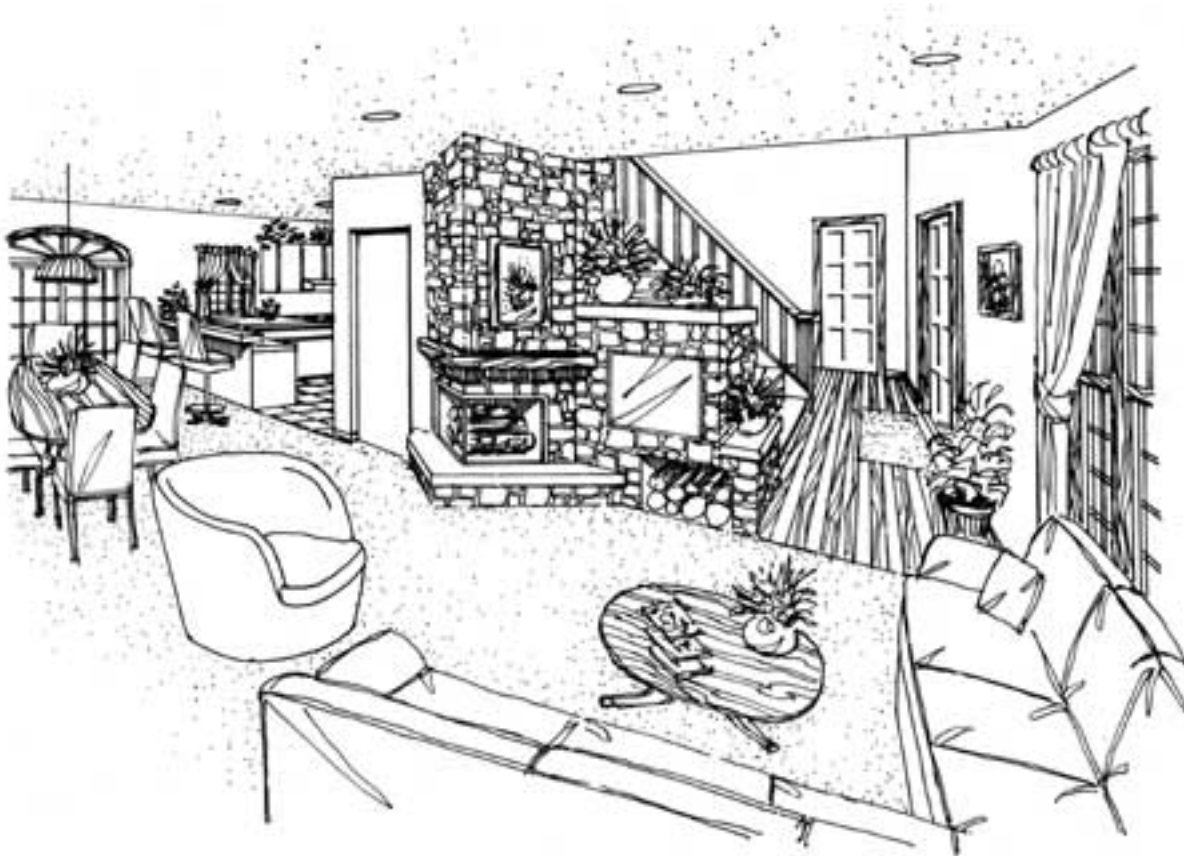


Rear View



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Interior



## Great Room

