

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

Plan W3748TM: Victorian Farmhouse



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- Combining appealing elements of farmhouse and Victorian styles, this two-story abode offers a comfortable family setting. Especially noteworthy on the exterior is a covered porch that meanders around two sides of the house, connecting to a spacious deck in back.
- Nine-foot ceilings are found throughout the first floor. In the huge sunken great room, a fireplace and a bench seat in a nook are special touches. The kitchen is set between the informal nook and the formal dining room.
- More bench seating is found in the utility area, as are a walk-in pantry, a powder room, a laundry room and a coat closet.
- Upstairs, 10-foot ceilings top the master suite. In the compartmented master bath, note the double vanities, the whirlpool tub and the separate shower. Two family bedrooms and a hall bath are also found on the second floor.
- A bonus room over the garage completes this charming design.
- Foundation: basement.

Style: Farmhouse, Victorian

Total Living Area: 2214

Main Flr.: 1258

2nd Flr.: 956

Basement Unfinished: 1,258 sq. ft.

Bonus: 397 sq. ft.

Front Porch: 529 sq. ft.

Deck: 395 sq. ft.

Total Square Feet: 5,369 sq. ft.

Attached Garage: 2 Car, 576 sq. ft.

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Width: 83'2"

Depth: 54'3"

Maximum Ridge Height: 32'

Exterior Walls: 2x6

Ceiling Height:

Main Floor: 9'

Lower Floor: 8'

2nd Floor: 8'

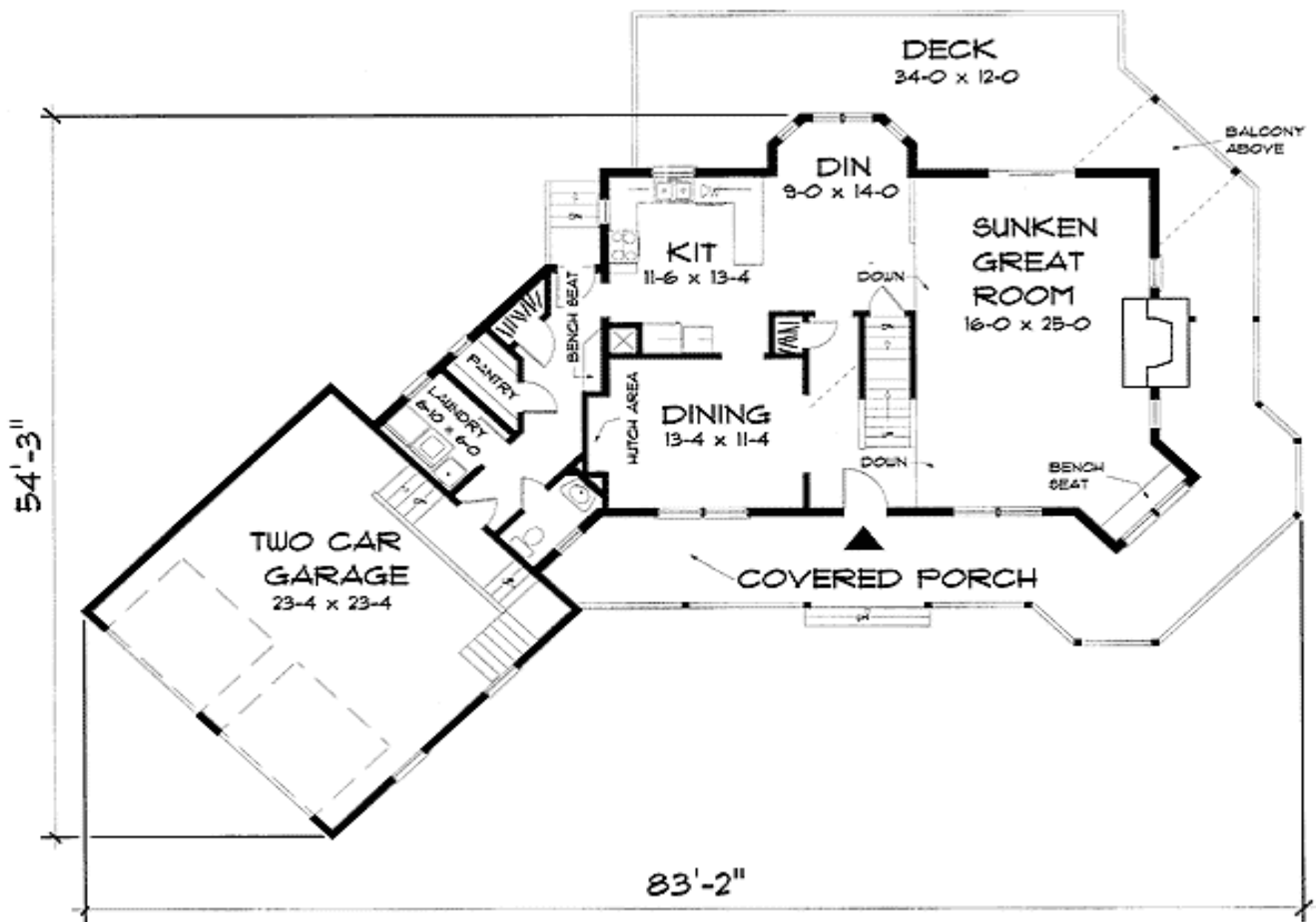
Standard Foundations: Basement

Alternate Foundations: Slab (\$275), Crawl (\$275)

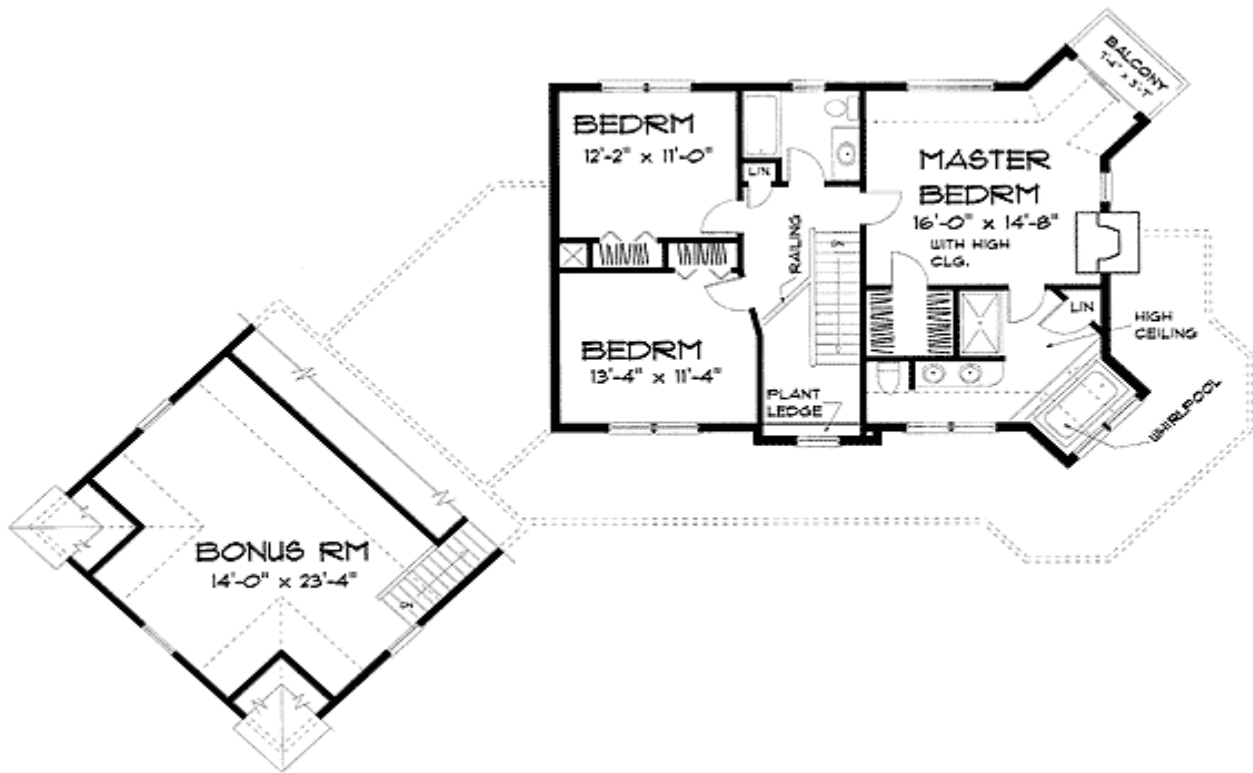
Special Features: Bonus Room, CAD Available, PDF

One Set	Five Sets	Eight Sets	PDF File	CAD
\$675	\$795	\$845	\$895	\$1,495

## Main Level



## 2nd Level



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Elevation #2



Rear View

