

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

Plan W48332FM: Two Downstairs Bedrooms



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

- With two downstairs bedrooms and two up, you can live on the main level and when family comes for the holidays, you can expand to the upstairs to accommodate all.
- Decorative wooden shutters, steeply pitched roofs and spires provide a European touch to this brick and stone home.
- A large eating bar connects the kitchen to the great room and provides the chef with a view.
- Tray ceilings grace the formal dining room and great room and a study can be accessed from both the master suite and the great room.
- Outside, you have both an uncovered patio and a covered outdoor living area.
- Two bedrooms on the second floor share a hall bath with a future bonus room located a few steps down, over the main garage.

Style: European, French Country

Total Living Area: 3411

Main Flr.: 2724

2nd Flr.: 687

Bonus: 310 sq. ft.

Total Square Feet: 4,525 sq. ft.

Attached Garage: 3 Car, 804 sq. ft.

Bedrooms: 4

Full Bathrooms: 2

Half Bathrooms: 1

Width: 84'

Depth: 64'1"

Maximum Ridge Height: 30'0"

Exterior Walls: 2x4

Ceiling Height:

Main Floor: 10'

2nd Floor: 9'-10'

Other: 13' Entry & Gallery;; 10'-11' Tray Great Room

Standard Foundations: Slab

Alternate Foundations: Basement (\$400), Crawl (\$400)

Special Features: Jack & Jill Bath, 1st Floor Master Suite, Den-Office-Library-Study, Corner Lot, Butler Walk-in Pantry, Bonus Room

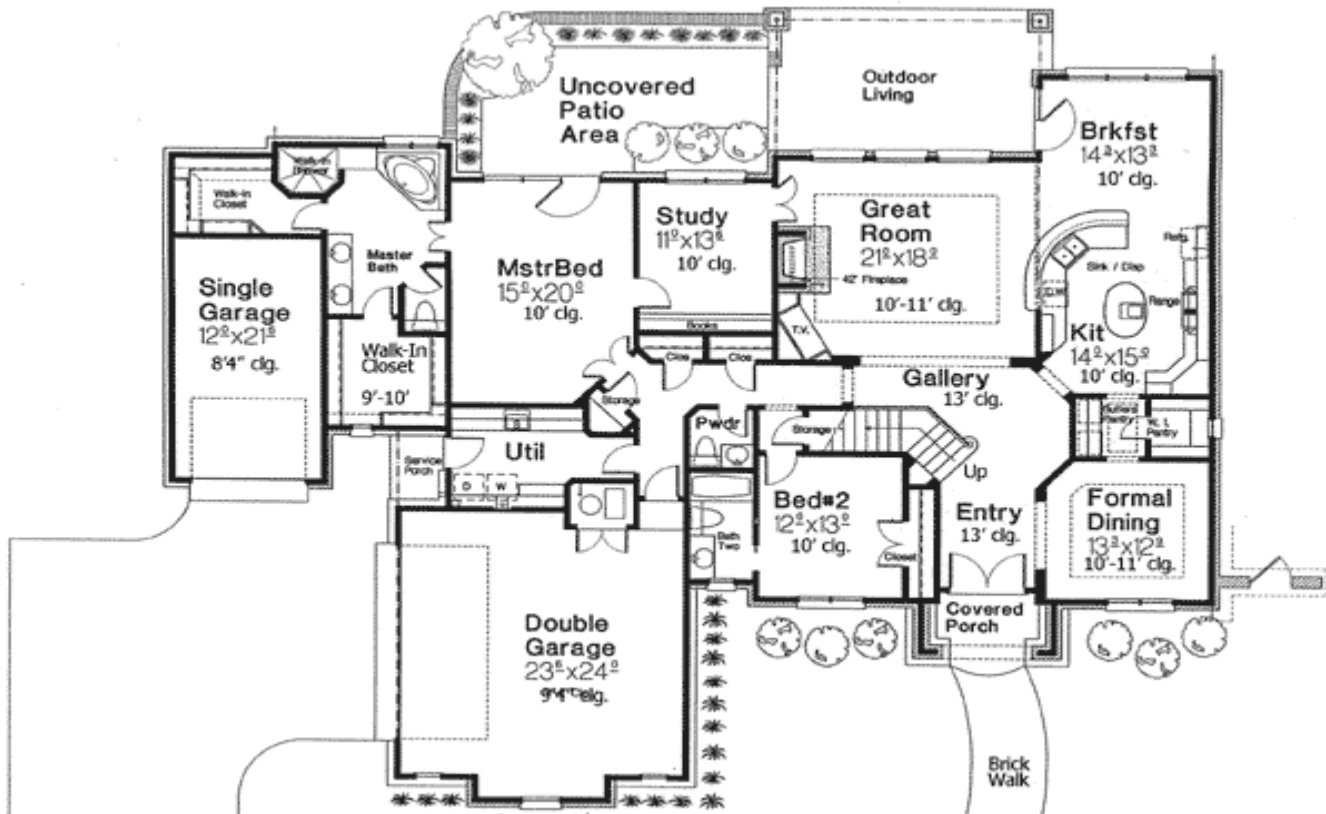
One Set  
\$900

Five Sets  
\$925

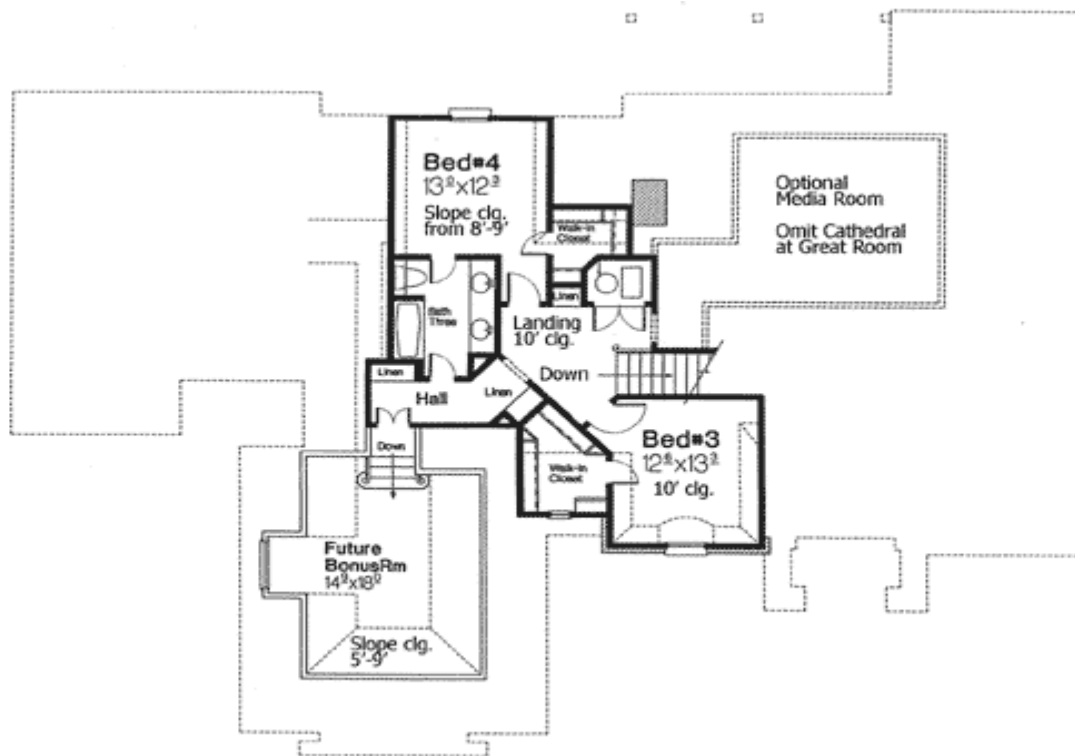
Eight Sets  
\$995

Reproducible  
\$1,200

## Main Level



## 2nd Level



Rear View

