

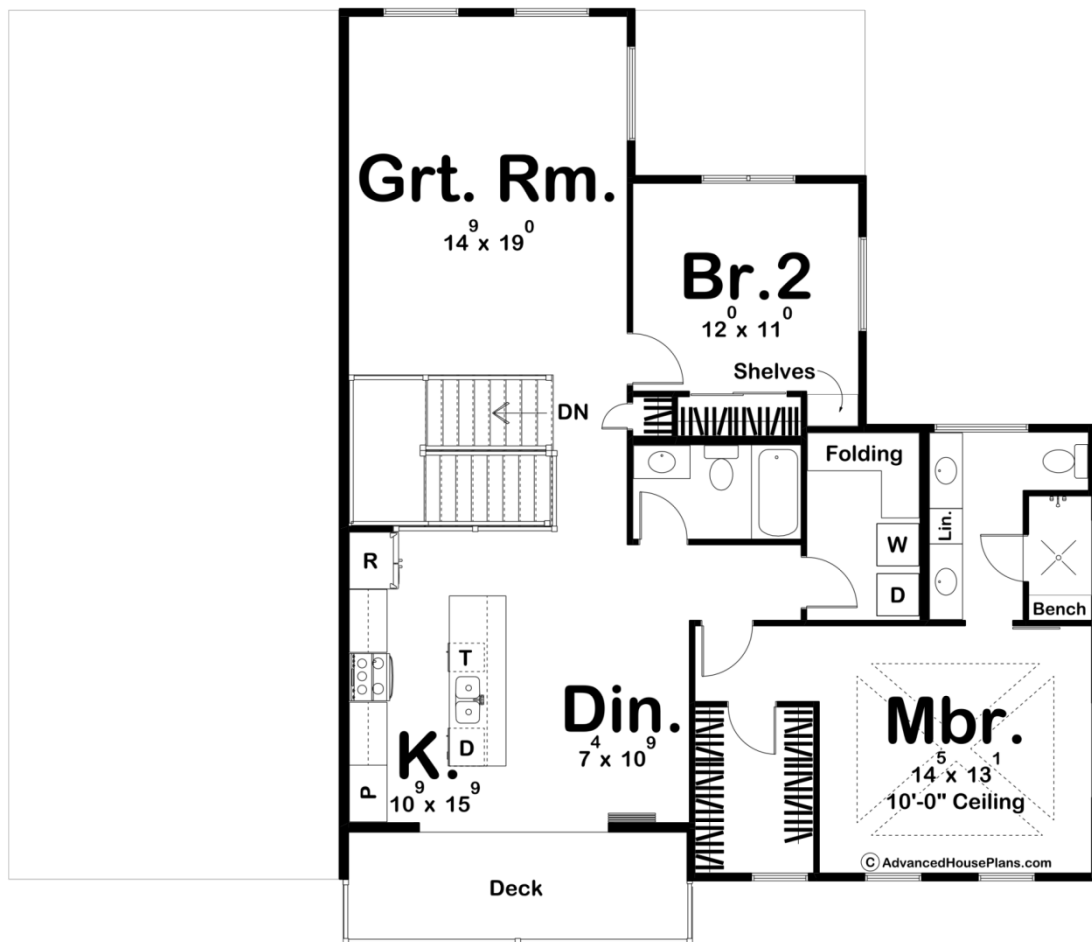
ADVANCED  
HOUSE PLANS



### 30198 - Elm Springs Data Sheet

1870 SQ FT	2 BEDS	3 BATHS	3 BAYS	57' 8" WIDE	49' 5" DEEP
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## Construction Specs

### Layout

Bedrooms	2
Bathrooms	3
Garage Bays	3

### Square Footage

Main Level	537 Sq. Ft.
Second Level	1333 Sq. Ft.
Covered Area	188 Sq. Ft.
Garage	1584 Sq. Ft.
Total Finished Area	1870 Sq. Ft.

### Exterior Dimensions

Width	57' 8"
Depth	49' 5"
Ridge Height	30' 7"
<i>Calculated from main floor line</i>	

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Slab
Exterior Wall Construction	2x4
Roof Pitches	Primary 5/12, Secondary 10/12, 3/12
Main Wall Height	10'
Second Wall Height	9'

## Plan Description

This charming modern farmhouse style carriage house plan boasts 1870 sq ft of living space, spread across two bedrooms and three bathrooms. The exterior of the home is accented with classic farmhouse elements, such as board and batten siding and a gabled roof, while the interior is filled with modern touches, including an open floor plan and high-end finishes. The main level of the home features an RV garage, rec area, 4 seasons room, and a shop area. The upper level includes a spacious great room, a gourmet kitchen with a large center island, and a formal dining area. The upper level also houses the two bedrooms, including a luxurious master suite with a private bathroom and walk-in closet. A third bathroom is located on the main level, just off the garage, making it convenient for anyone working in the three-bay garage or coming in from the outdoors. This beautiful carriage house plan is the perfect combination of classic and modern, making it the perfect place to call home.