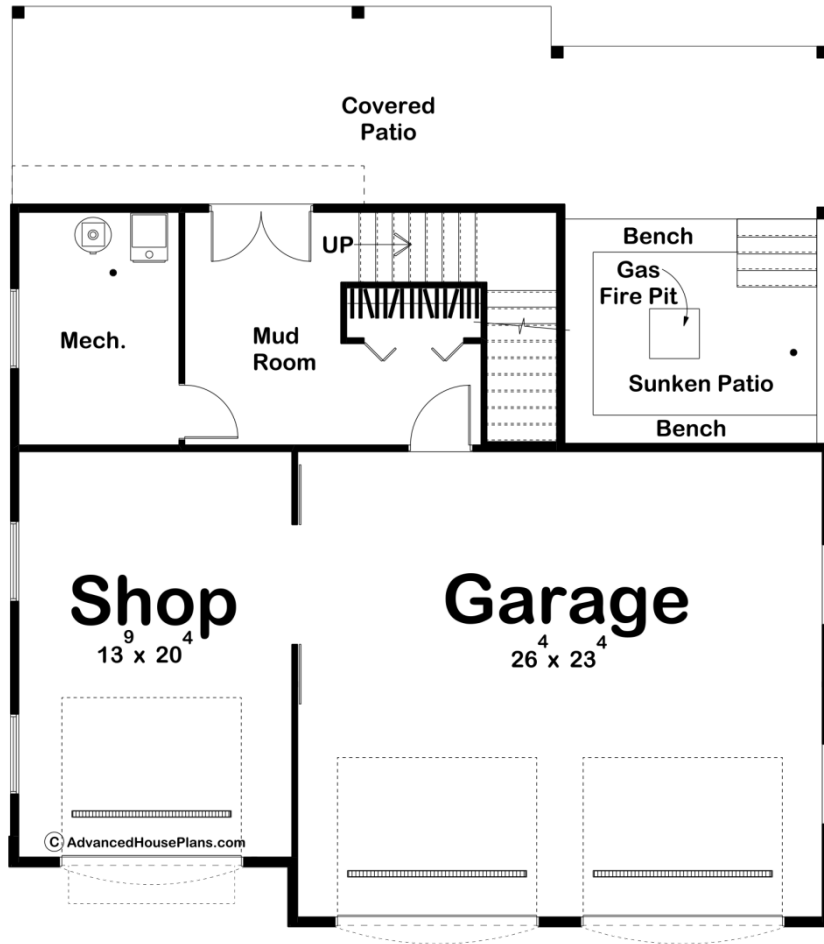
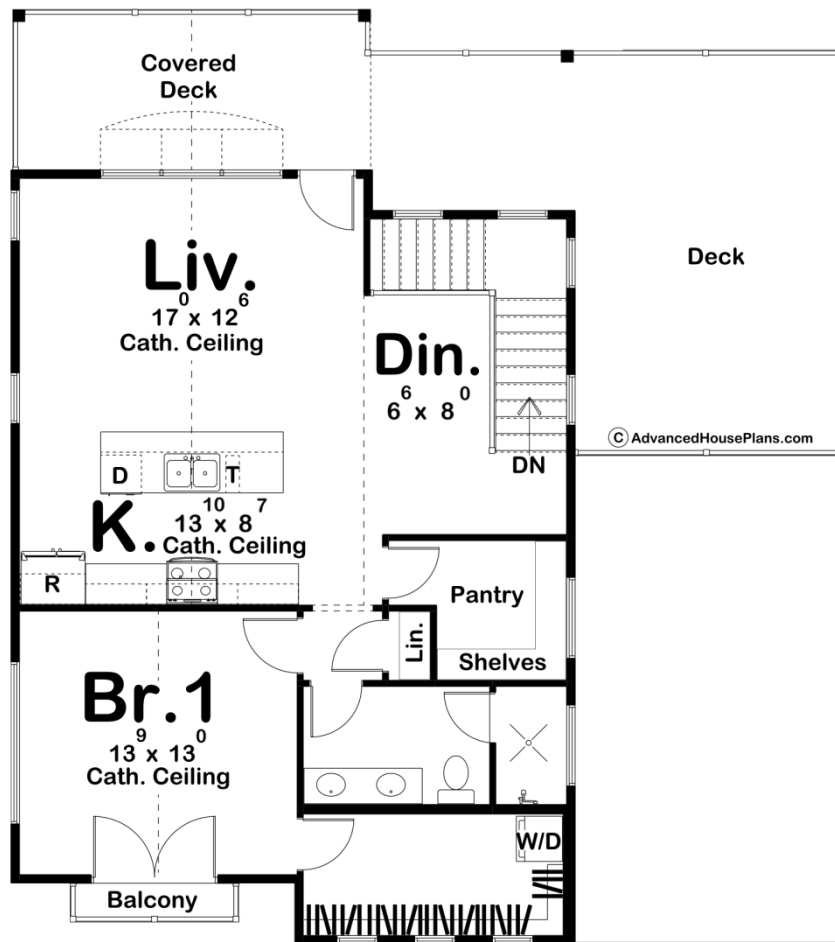




30200 - Erskine Hills Data Sheet

1165 SQ FT	1 BEDS	1 BATHS	3 BAYS	41' 0" WIDE	46' 0" DEEP
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Construction Specs

Layout

Bedrooms	1
Bathrooms	1
Garage Bays	3

Square Footage

Main Level	238 Sq. Ft.
Second Level	927 Sq. Ft.
Covered Area	371 Sq. Ft.
Garage	637 Sq. Ft.
Total Finished Area	1165 Sq. Ft.

Exterior Dimensions

Width	41' 0"
Depth	46' 0"
Ridge Height	34' 9"
<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 12/12, Secondary 8/12, 4/12
Main Wall Height	10'
Second Wall Height	9'

Plan Description

This modern cottage style carriage house plan is unique in many ways. With 1165 square feet, 1 bed, and 1 bath, it is the perfect home for a new couple or small family home. AirBnb anyone? This plan is complete with a spacious two-car garage and additional shop area that provides an extra 296 square feet. Not interested in having a workshop? Turning it into an at-home gym would be a great addition. Walking inside through the garage or shop areas brings you right into a mudroom, perfect for cleaning up prior to going upstairs, or you can head straight through to a covered patio, complete with a sunken patio with a built-in fire pit and bench. The upstairs is where the additional living quarters lie, including the bedroom. Walking upstairs brings you straight into the dining area, which is open with the living room and kitchen. The living room provides access to the spacious covered deck, and the kitchen is complete with an island and walk-in pantry. Walking further to the front of the house is where you can find the bedroom, with a balcony and large walk-in closet, as well as the bathroom, with double vanities and a separate shower.