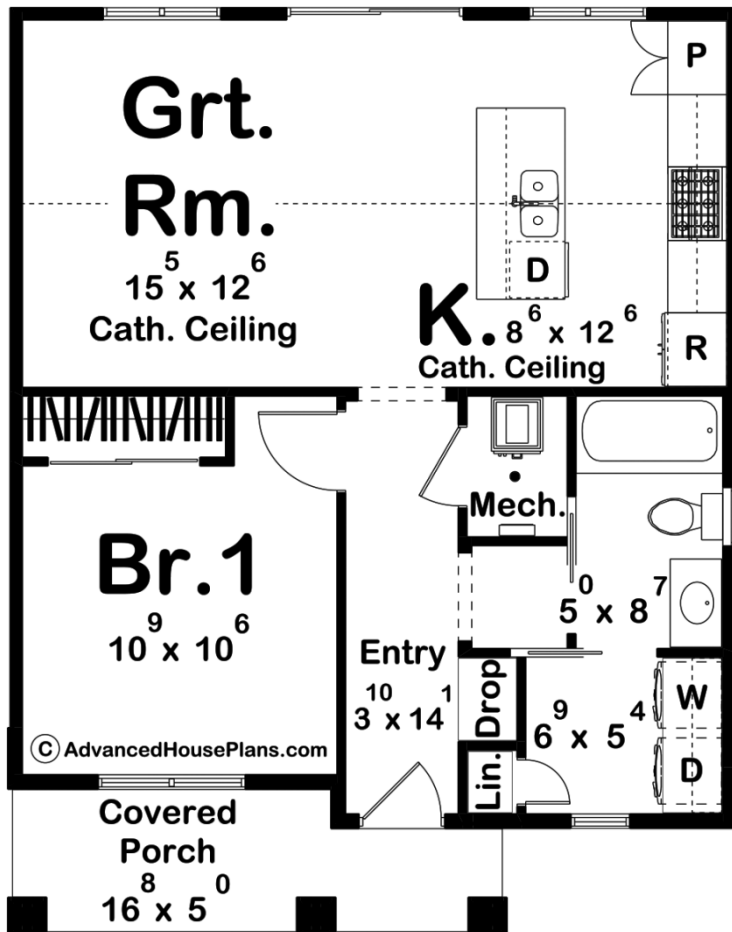




**30416 - Fairview Cottage Data Sheet**

651 SQ FT	1 BEDS	1 BATHS	0 BAYS	24' 8" WIDE	31' 4" DEEP
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**Construction Specs**

Layout

Bedrooms

**Square Footage**

Main Level	651 Sq. Ft.
Covered Area	76 Sq. Ft.
Total Finished Area	651 Sq. Ft.

**Exterior Dimensions**

Width	24' 8"
Depth	31' 4"
Ridge Height <i>Calculated from main floor line</i>	16' 2"

**Default Construction Stats***Stats are unique to the individual plan.*

Foundation Type	Slab
Exterior Wall Construction	2x4
Roof Pitches	Primary 6/12, Secondary 10/12, 3/12
Main Wall Height	9'

## Plan Description

Welcome to your dream Modern Farmhouse Style ADU (Accessory Dwelling Unit)! This charming one-bedroom, one-bathroom home is designed with comfort, functionality, and style in mind. As you approach your new ADU, you'll be greeted by a classic Modern Farmhouse facade featuring a welcoming covered front porch and large windows that not only flood the home with natural light but also provide stunning views of the surrounding landscape. The combination of white board-and-batten siding, a metal roof, and a charming gabled roofline gives the house a timeless and elegant appeal. Upon entering, you'll notice a thoughtfully designed entry niche. This space is perfect for showcasing your favorite decor pieces, creating a warm and personalized welcome for both you and your guests. Further inside you'll be captivated by the open concept living area. The living room seamlessly flows into the kitchen, creating a spacious and inviting environment. The kitchen is a chef's delight, equipped with modern appliances, a farmhouse sink, and ample counter space. The large kitchen island serves as both a practical workspace and a casual dining area, perfect for entertaining friends or enjoying a cozy meal. The well-appointed bedroom offers a tranquil retreat, complete with a large window framing picturesque views. The bathroom features a tub/shower combo and a stylish vanity. The design prioritizes comfort and convenience without compromising on aesthetic appeal. The laundry room comes equipped full sized washer/dryer and additional linen storage. Practicality meets style as this space seamlessly blends into the overall design, ensuring functionality without sacrificing the overall aesthetic. Extend your living space outdoors with a private patio or deck, ideal for enjoying a morning coffee or hosting intimate gatherings. The surrounding landscape can be tailored to your preferences, creating a harmonious connection between the indoors and outdoors. This Modern Farmhouse Style ADU is not just a home; it's a lifestyle. Whether you're seeking a tranquil retreat, a guest house, or a rental property, this thoughtfully designed ADU offers the perfect blend of modern amenities and classic charm. Welcome home to your Modern Farmhouse oasis!