





## Construction Specs

### Layout

Bedrooms	5
Bathrooms	6
Garage Bays	4

### Square Footage

Main Level	3389 Sq. Ft.
Second Level	1818 Sq. Ft.
Covered Area	1044 Sq. Ft.
Garage	1571 Sq. Ft.
Total Finished Area	5207 Sq. Ft.

### Exterior Dimensions

Width	123' 0"
Depth	86' 8"
Ridge Height	34' 10"
<i>Calculated from main floor line</i>	

## Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Basement
Exterior Wall Construction	2x4
Roof Pitches	Primary 14/12, Secondary 12/12, 4/12
Foundation Wall Height	9'
Main Wall Height	10'
Second Wall Height	8'

## Plan Description

Introducing the epitome of modern cottage living – a harmonious blend of timeless elegance and contemporary comfort. This exquisite house plan marries classic architectural elements with modern convenience, creating an inviting and luxurious sanctuary. Nestled amidst lush landscapes, the exterior of the cottage exudes charm and sophistication. The facade features a marriage of stone accents and arched windows, evoking a sense of nostalgia while maintaining a contemporary appeal. A focal point of this abode is the 3-car courtyard garage seamlessly connected to the main floor, ensuring both functionality and aesthetic continuity. A touch of luxury and convenience is introduced through the single-car garage, accessible via a porte cochere. This architectural feature also hosts an apartment above, ingeniously linking it to the home's second floor. This apartment offers both privacy and connectivity, a perfect space for guests, extended family, or even a home office. Upon crossing the threshold, a grand entry with a graceful groin vault ceiling welcomes you, setting the tone for the entire residence. The journey continues to unveil a breathtaking 2-story great room, adorned with an inviting fireplace and thoughtfully designed built-ins, creating a cozy yet expansive space for relaxation and entertainment. Adjacent to the great room lies a gourmet kitchen that beckons with its modern amenities and thoughtful design. The inclusion of a walk-in pantry ensures an organized and clutter-free environment, while the dinette and hearth room create a seamless flow of spaces, fostering an ambiance of togetherness and warmth. In addition to the communal areas, the main floor boasts a formal dining room, perfect for hosting intimate gatherings, and a den strategically positioned near the front entry, combining practicality with style. The main level also houses the crown jewel – the master suite. This haven of tranquility boasts a luxurious master bath and an expansive walk-in closet, catering to both comfort and practicality. Ascending the stairs, the upper level reveals four generously proportioned bedrooms. One of these bedrooms boasts an ensuite, offering a private retreat for guests or family members. Meanwhile, two other bedrooms share a convenient Jack and Jill bath, optimizing space and convenience. A thoughtfully designed hall/loft seamlessly connects the apartment above the garage to the main home, ensuring accessibility while maintaining privacy. The apartment itself features a family room, a well-appointed kitchenette, a comfortable bedroom, and a bath – a self-contained oasis for guests or family members. Completing this remarkable residence, a set of stairs descends from the apartment to the single-car garage, offering ease of access to the home's lower level and enhancing the overall functional layout. In essence, this modern cottage house plan harmonizes classic design with contemporary living, providing an idyllic haven for families seeking both luxury and practicality in their everyday lives.