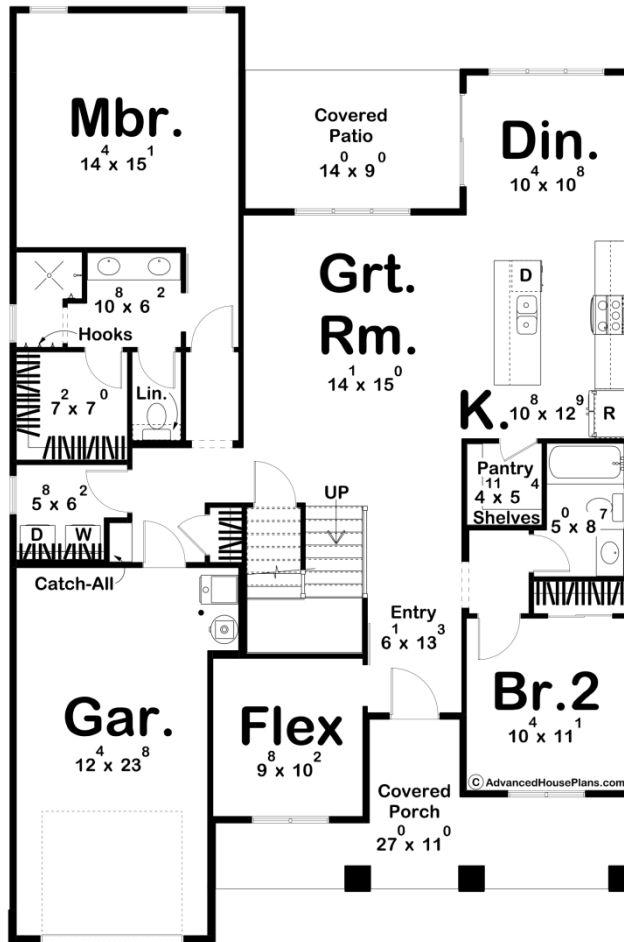
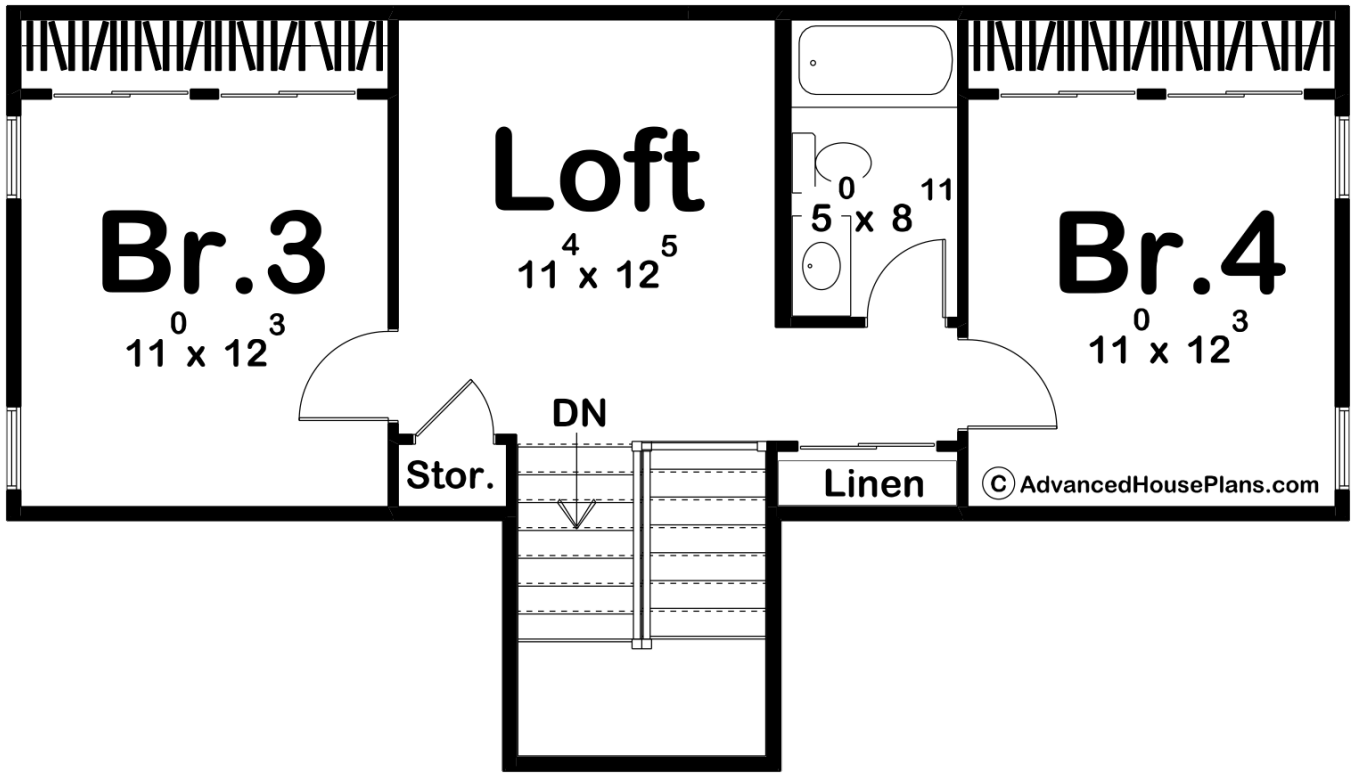




30494 - Manvel Data Sheet

2191 SQ FT	4 BEDS	3 BATHS	1 BAYS	40' 0" WIDE	60' 0" DEEP
---------------	-----------	------------	-----------	----------------	----------------





Construction Specs

Layout

Bedrooms	4
Bathrooms	3
Garage Bays	1

Square Footage

Main Level	1590 Sq. Ft.
Second Level	601 Sq. Ft.
Covered Area	301 Sq. Ft.
Garage	318 Sq. Ft.
Total Finished Area	2191 Sq. Ft.

Exterior Dimensions

Width	40' 0"
Depth	60' 0"
Ridge Height	23' 2"
<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 7/12, Secondary 10/12, 4/12
Main Wall Height	9'
Second Wall Height	8'

Plan Description

Welcome to the Manvel, a charming one and a half story traditional house that effortlessly combines elegance, functionality, and comfort. This exquisite home features 4 bedrooms and 3 bathrooms, providing ample space and convenience for family and guests alike. The main area boasts an open concept design, creating a seamless flow between the living room, dining area, and kitchen—perfect for entertaining and family gatherings. In addition to the main living spaces, the Manvel offers a versatile loft that can be transformed into a cozy reading nook, a home office, or a play area for the kids. There's also a flex room, ready to be tailored to your needs—whether you envision a home gym, an art studio, or an additional guest room, the possibilities are endless. The house includes a convenient one-car garage with direct access, ensuring secure and easy entry. For those who love outdoor living, the covered patio at the back of the house provides a serene space to enjoy morning coffees, weekend barbecues, or simply unwind with a good book in any weather. The Manvel is designed to cater to all aspects of modern living while retaining a timeless, traditional charm. Its thoughtful layout and premium features make it the perfect home for families, couples, and anyone looking to enjoy a balanced and enriched lifestyle.