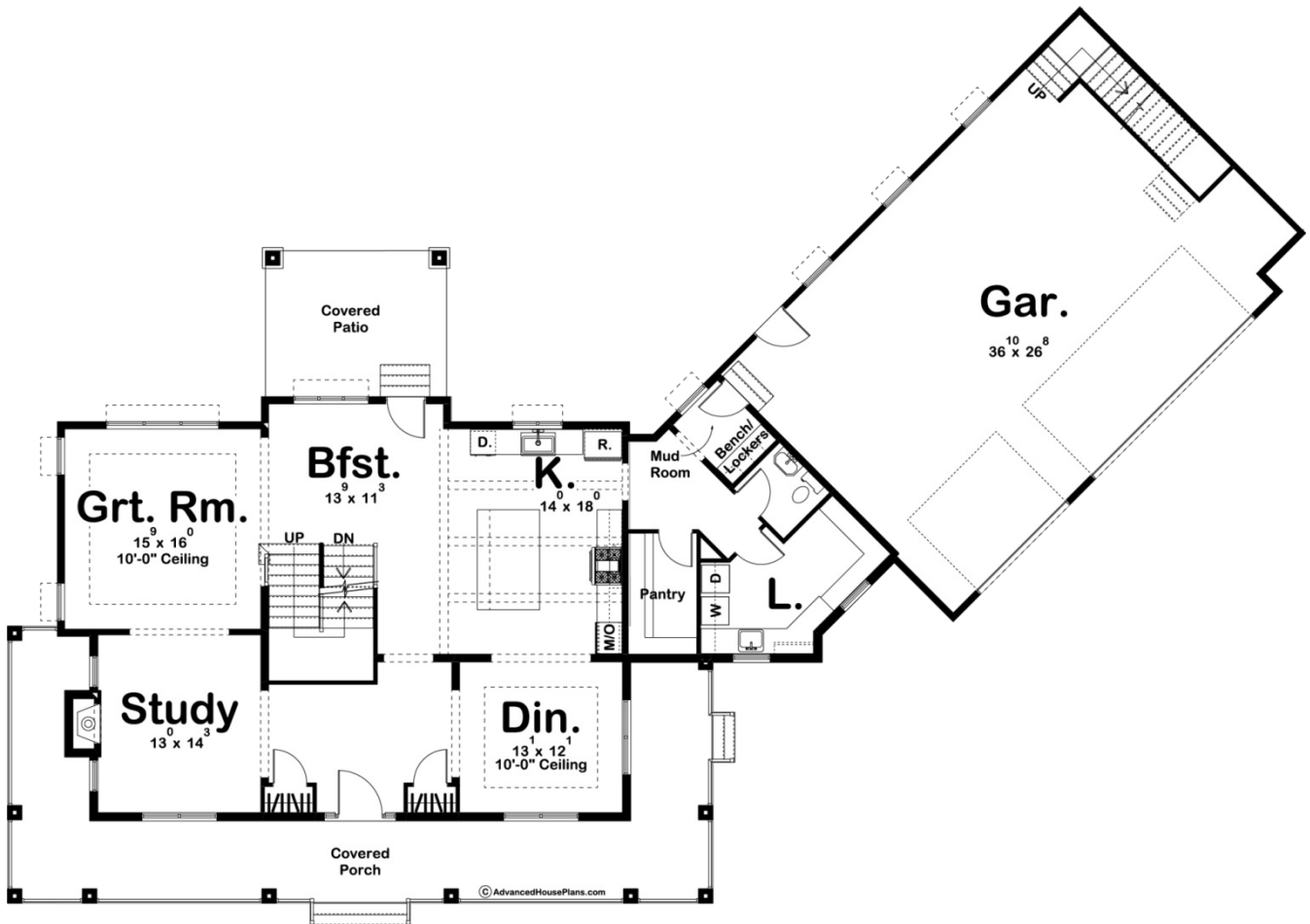
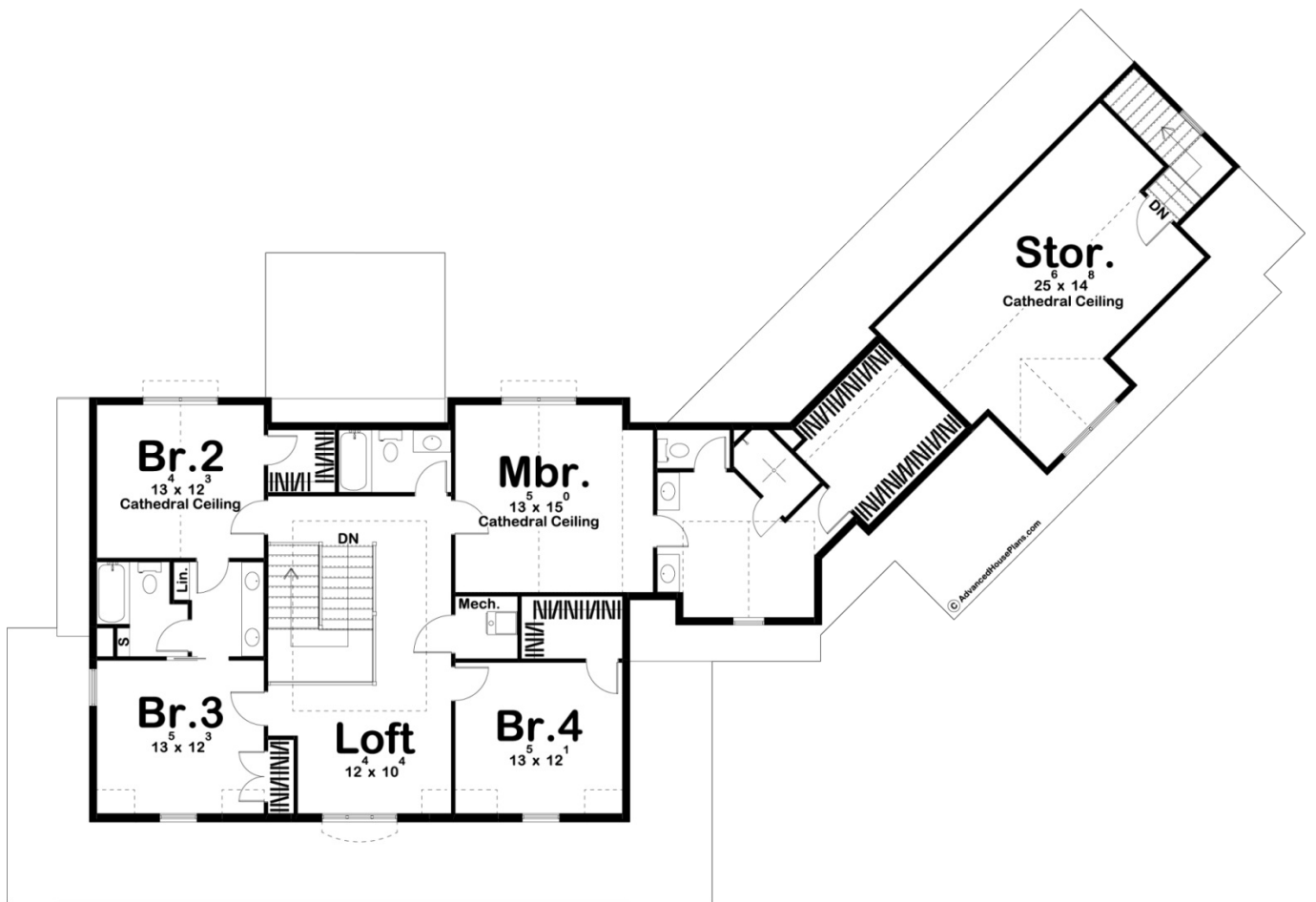




**29529 - Melrose Data Sheet**

3467 SQ FT	4 BEDS	4 BATHS	3 BAYS	103' 9" WIDE	71' 6" DEEP
---------------	-----------	------------	-----------	-----------------	----------------





## Construction Specs

### Layout

Bedrooms	4
Bathrooms	4
Garage Bays	3

### Square Footage

Main Level	1776 Sq. Ft.
Second Level	1691 Sq. Ft.
Garage	1114 Sq. Ft.
Total Finished Area	3467 Sq. Ft.

### Exterior Dimensions

Width	103' 9"
Depth	71' 6"
Ridge Height	32' 0"

*Calculated from main floor line*

### Default Construction Stats

*Stats are unique to the individual plan.*

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

## Plan Description

This 2-story, Modern Farmhouse plan is highlighted on the exterior by a wrap around porch, metal roof, and board and batten siding. Inside, immediate impressions are made by a cozy study with a fireplace adjacent to the entrance. The main floor also features a large great room and breakfast area that leads to an open kitchen. The kitchen, with expansive work island, lies beneath its own beamed ceiling and is open to the dining area. Just up the stairs, the master suite features a beautiful cathedral ceiling. The master bath features his and her vanities, a walk-in shower, a compartmented toilet, and a massive walk-in closet. Bedroom 2 and 3 share a jack and jill bathroom. The generously proportioned 3-car garage includes ample storage space upstairs. The garage accesses the home through a mudroom, complete with bench and lockers. As always any Advanced House Plans home plan can be customized to fit your needs with our alteration department. Whether you need to add another garage stall, change the front elevation, stretch the home larger or just make the home plan more affordable for your budget we can do that and more for you at Ahp.