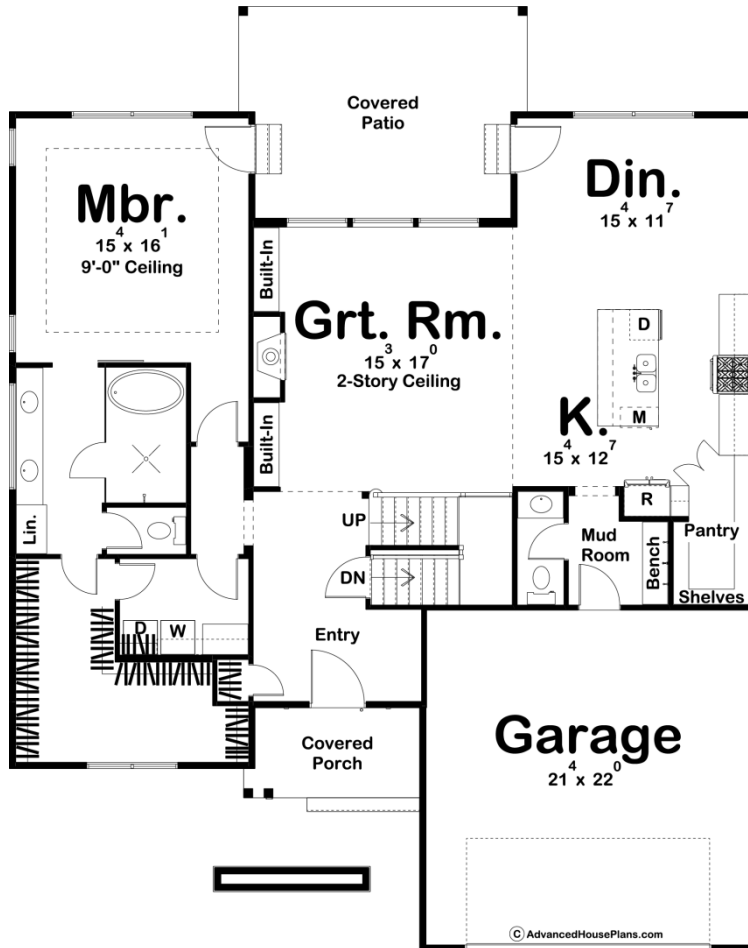
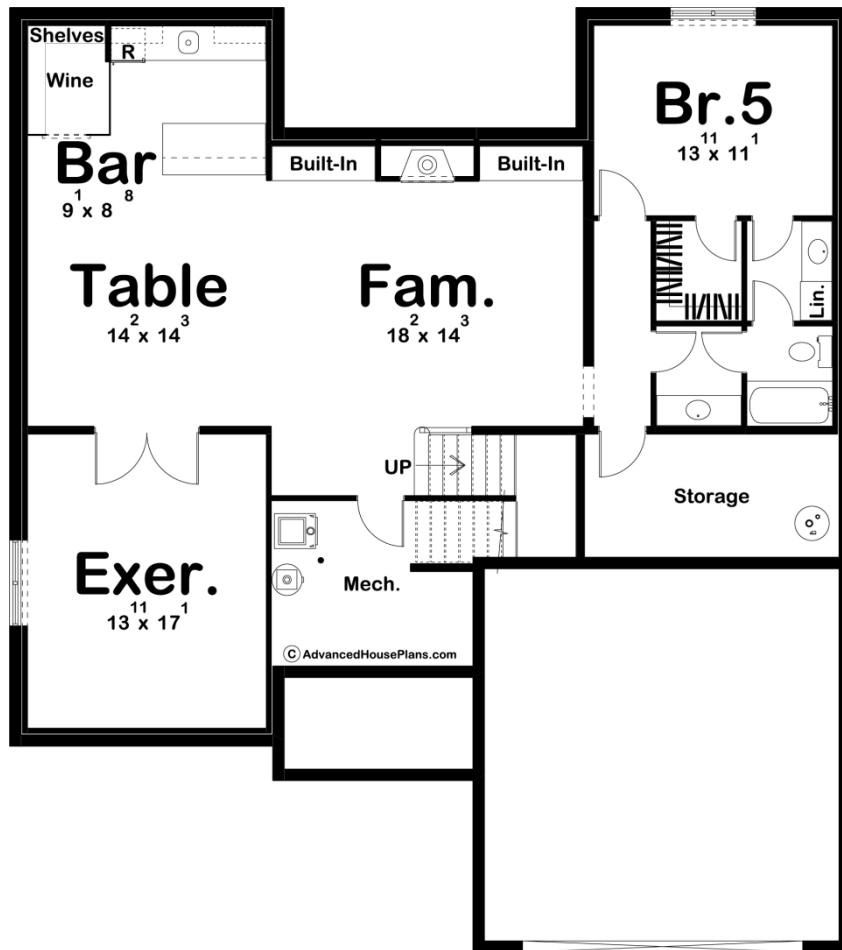
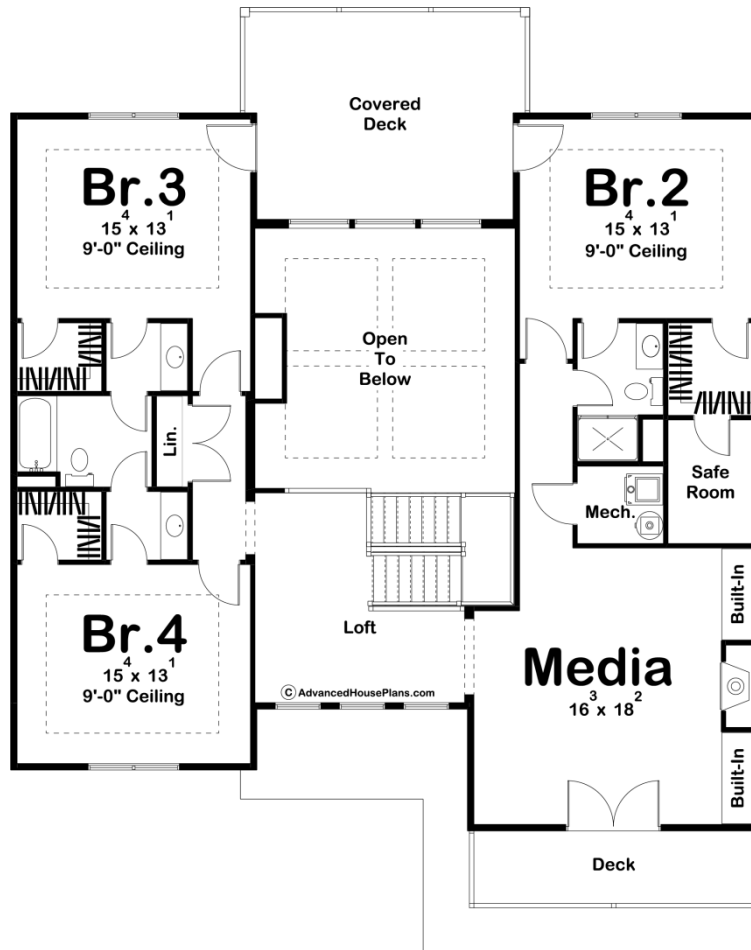




29841 - Modesto Flats Data Sheet

3357 SQ FT	4 BEDS	4 BATHS	2 BAYS	49' 0" WIDE	62' 0" DEEP
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Construction Specs

Layout

Bedrooms	4
Bathrooms	4
Garage Bays	2

Square Footage

Main Level	1719 Sq. Ft.
Second Level	1638 Sq. Ft.
Garage	489 Sq. Ft.
Total Finished Area	3357 Sq. Ft.

Exterior Dimensions

Width	49' 0"
Depth	62' 0"
Ridge Height <i>Calculated from main floor line</i>	26' 0"

Default Construction Stats

Stats are unique to the individual plan.

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

Plan Description

The Modesto Flats is a stunning 1.5 story Modern style plan. The exterior features stucco combined with cedar accents. An amazing balcony above the garage gives this house a modern and unique facade. On the inside, you'll be blown away by the well thought out floor plan. The great room lies under a 2 story ceiling and is warmed by a fireplace that is flanked by built-in bookshelves. The kitchen includes a large island with a snack bar and a large walk-in closet. A dining room lies just off the kitchen and accesses the rear covered patio. Also on the main floor, you'll find the luxurious master suite. The master bedroom featured a decorative tray ceiling. The master bathroom has a wet room, his/her vanities, and a massive walk-in closet with access to the laundry room. On the second level, you'll find 3 bedrooms. Each bedroom has its own walk-in closet. Bedrooms 3 and 4 share a bathroom while bedroom 2 shares a bathroom with the upstairs living space. Bedroom 2 has an amazing safe room that is accessed through the back of its walk-in closet. A media room on the second floor is warmed by a fireplace with built-in bookshelves and has access to the front balcony. An optional finished basement adds 1314 sq ft. and adds amazing features to the home including a bar with a wine room, a table room, an exercise room, an additional family room

with a fireplace and an additional bedroom.