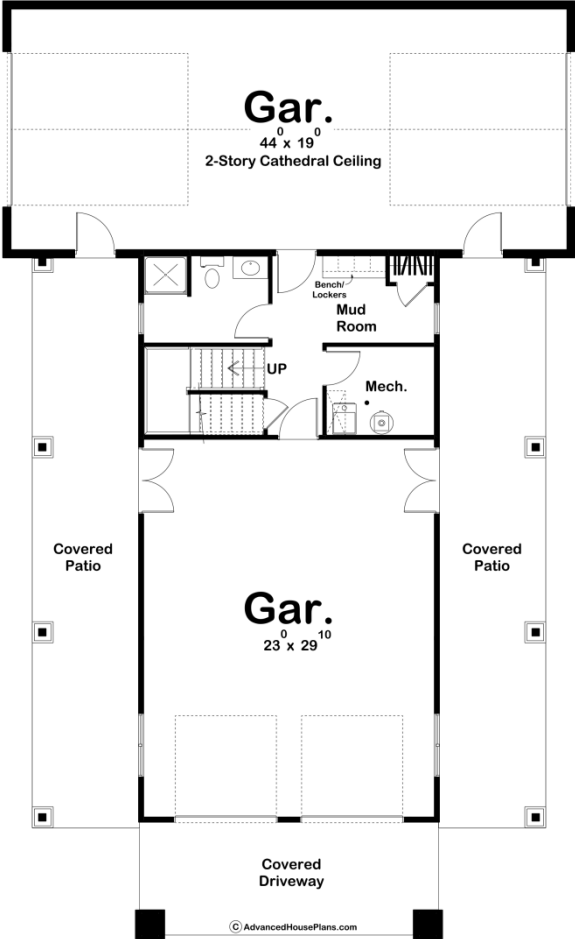
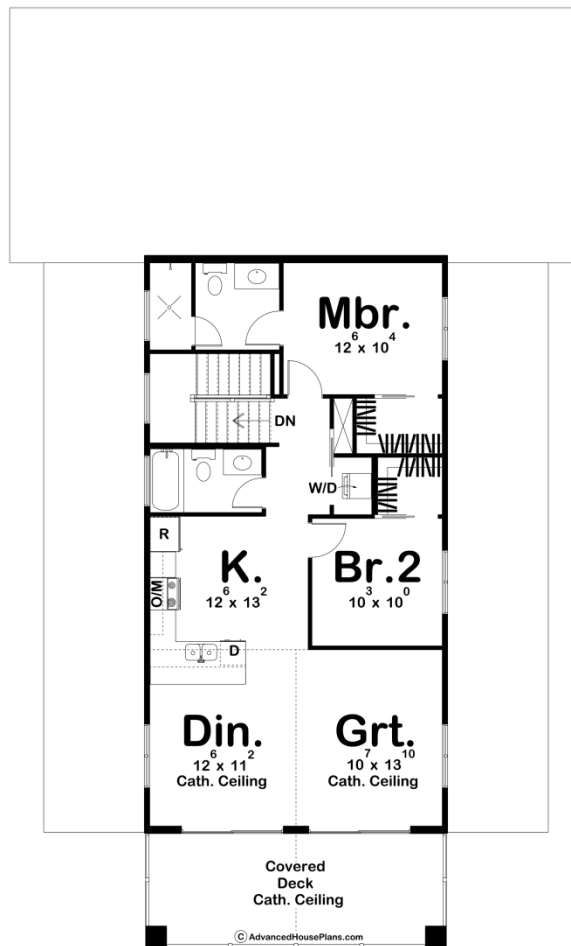




30209 - Sand Springs Data Sheet

1275 SQ FT	2 BEDS	3 BATHS	3 BAYS	45' 0" WIDE	73' 8" DEEP
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Construction Specs

Layout

Bedrooms	2
Bathrooms	3
Garage Bays	3

Square Footage

Main Level	281 Sq. Ft.
Second Level	994 Sq. Ft.
Covered Area	928 Sq. Ft.
Garage	1610 Sq. Ft.
Total Finished Area	1275 Sq. Ft.

Exterior Dimensions

Width	45' 0"
Depth	73' 8"
Ridge Height	29' 6"
<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 10/12, Secondary 12/12, 4/12
Main Wall Height	9'
Second Wall Height	8'

Plan Description

This barndominium style carriage house plan features a spacious layout with 1275 square feet of living space. The main floor is designed with an RV garage, perfect for storage, protection, or to be used as a workshop. Dividing the other two-car garage with a covered driveway is a powder bath and mudroom, a great space to clean up before heading upstairs to the second level. There is also access to a covered patio on both sides of the main level. Upstairs, you can find the two bedrooms as well as the main living area. An open concept floor plan, featuring a large space for the great room and dining area, with a connection to the kitchen is a great area for gatherings. The kitchen is equipped with plenty of counter space, as well as a peninsula island for quick dining. The two bedrooms both have their own walk in closet. The master has its own private bathroom with a separate shower, while bedroom two shares the guest bathroom. A laundry area can also be found up here, as well as access to a covered deck with cathedral ceilings.

Overall, the Sand Springs house plan offers a stylish and practical living space, with plenty of room for all of your needs.