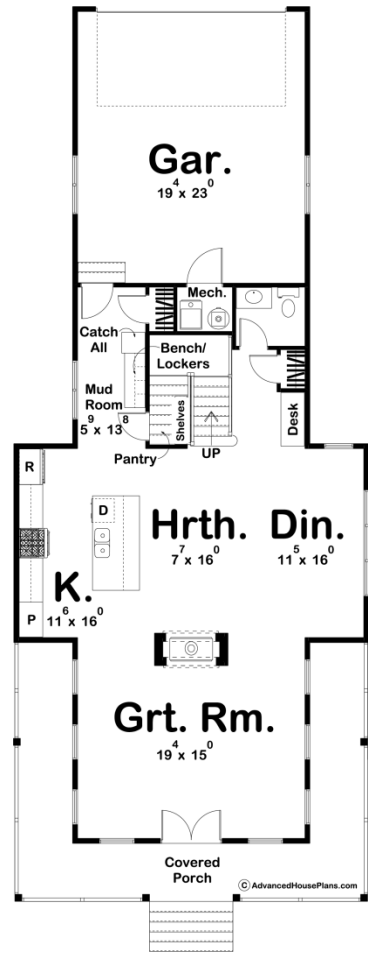
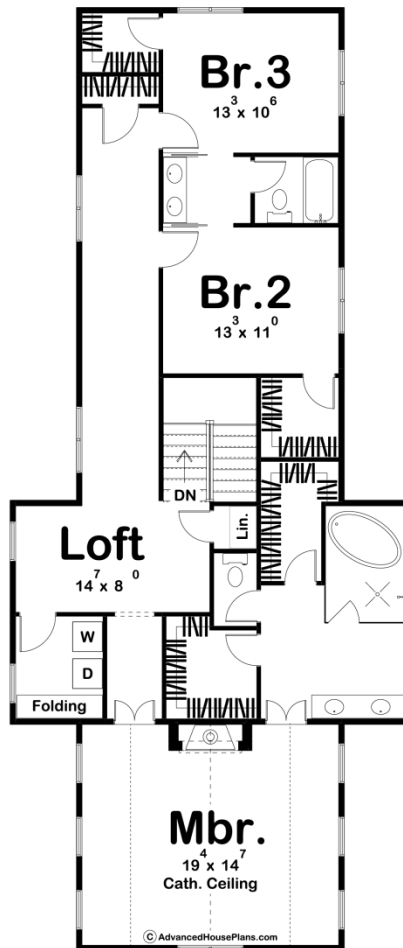




29776 - Birch Hollow Data Sheet

2627 SQ FT	3 BEDS	3 BATHS	2 BAYS	30' 0" WIDE	71' 0" DEEP
---------------	-----------	------------	-----------	----------------	----------------





## Construction Specs

### Layout

Bedrooms	3
Bathrooms	3
Garage Bays	2

### Square Footage

Main Level	1113 Sq. Ft.
Second Level	1514 Sq. Ft.
Garage	467 Sq. Ft.
Total Finished Area	2627 Sq. Ft.

### Exterior Dimensions

Width	30' 0"
Depth	71' 0"

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Crawlspace
-----------------	------------

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

## Plan Description

The Birch Hollow plan is a wonderful 2 Story Modern Farmhouse style plan. Its 30' wide narrow footprint makes this house a perfect fit on any sized lot. On the exterior, a large inviting covered porch gives this house the wonderful farmhouse charm. Just inside the home, you'll be greeted by a large great room that is warmed by a double-sided fireplace that is shared with a hearth room. The kitchen, hearth, and dining rooms all flow together seamlessly in an open concept layout. The kitchen includes a large island with a snack bar and a pantry under the stairs. On the second level, you'll find 3 bedrooms including a large master suite. The master suite lies under a cathedral ceiling and includes a bathroom with a wet room, soaking tub, dual walk-in closets, and dual vanities. A loft area is a perfect place for the kids to play and leads down a hallway to 2 bedrooms that share a jack and jill bathroom. Back on the main level, the homes 2 car rear load garage enters the home through a convenient mudroom that includes a bench with lockers and a catch-all.