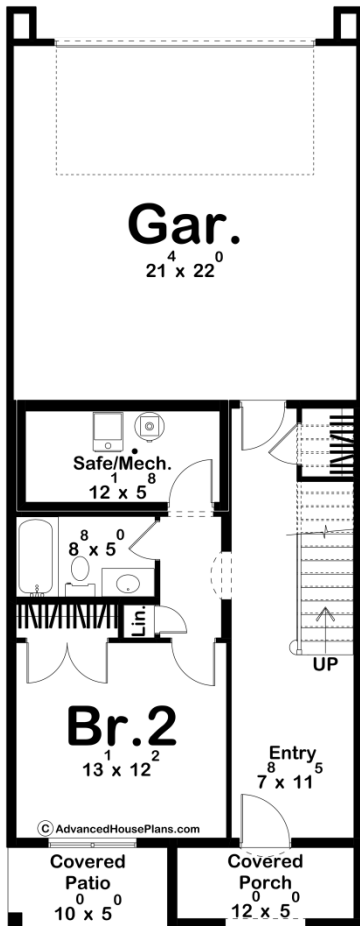
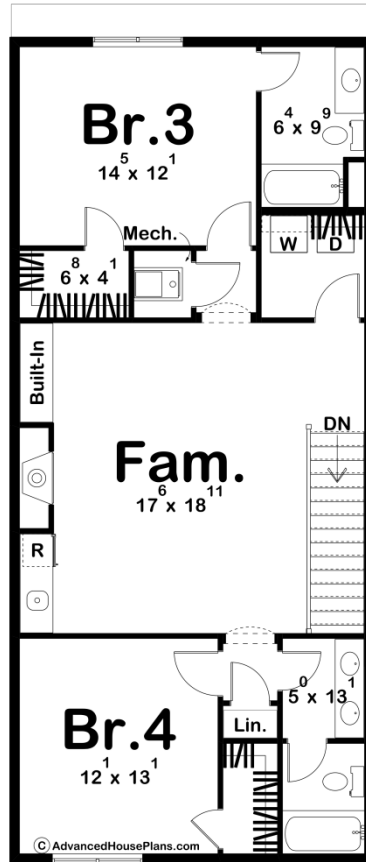
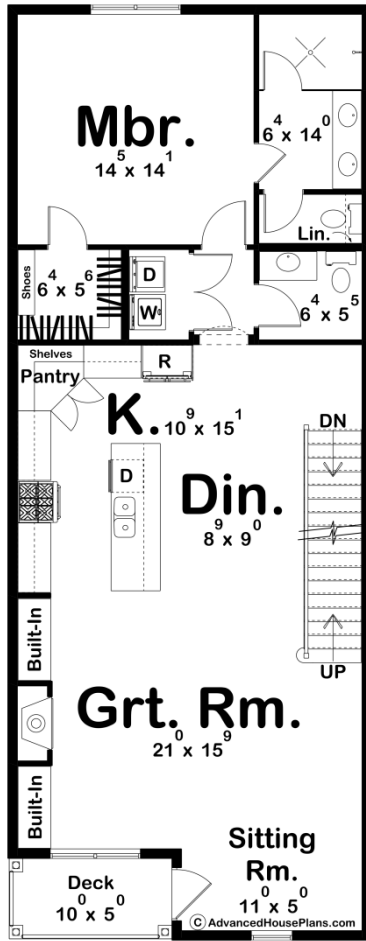




**30469 - Demonbreun Data Sheet**

2770 SQ FT	4 BEDS	5 BATHS	2 BAYS	22' 0" WIDE	57' 0" DEEP
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Construction Specs

## Layout

Bedrooms	4
Bathrooms	5
Garage Bays	2

## Square Footage

Main Level	527 Sq. Ft.
Second Level	1204 Sq. Ft.
Third Level	1039 Sq. Ft.
Covered Area	109 Sq. Ft.
Garage	495 Sq. Ft.
Total Finished Area	2770 Sq. Ft.

## Exterior Dimensions

Width	22' 0"
Depth	57' 0"
Ridge Height <i>Calculated from main floor line</i>	40' 1"

## Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Slab
Exterior Wall Construction	2x6
Roof Pitches	Primary 8/12, Secondary 12/12
Main Wall Height	9'
Second Wall Height	9'
Third Wall Height	9'

## Plan Description

Introducing the Demonbreun! This stunning modern cottage house plan offers the perfect blend of contemporary style and cozy charm. The exterior showcases a beautiful combination of stucco, standing seam metal, and shingle roofs, creating a unique and eye-catching facade. Step inside to find an inviting cozy entry with rich interior paneling details that add warmth and character throughout. The main level features a spacious bedroom with an adjacent full bathroom, perfect for guests or a home office. Moving to the second level, you'll find an expansive open floor plan that seamlessly connects the kitchen, great room, and sitting area, creating an ideal space for both everyday living and entertaining. Off the kitchen, the luxurious master suite awaits. This private retreat includes a generously sized bedroom, a lavish en-suite bathroom with modern fixtures, and a walk-in closet. An additional half bath on this level adds convenience for guests. The third level is designed with family and flexibility in mind, offering two

more well appointed bedrooms, each with its own bathroom. A second family room on this floor provides an additional gathering space, ideal for a media room, play area, or teen hangout. This modern cottage house plan is thoughtfully designed to provide comfort, style, and functionality, making it the perfect place to call home.