



Construction Specs

Layout

Bedrooms	3
Bathrooms	3
Garage Bays	3

Square Footage

Main Level	2188 Sq. Ft.
Second Level	870 Sq. Ft.
Garage	1136 Sq. Ft.
Total Finished Area	3058 Sq. Ft.

Exterior Dimensions

Width	85' 0"
Depth	55' 4"

Default Construction Stats

Stats are unique to the individual plan.

Foundation Type	Basement
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Exterior Wall Construction	2x4
Roof Pitches	10/12 Primary, 6/12 16/12 Secondaries
Foundation Wall Height	9'
Main Wall Height	10'
Second Wall Height	8'

Plan Description

The Hemlock Manor is a fantastic Modern Cottage style house plan. With the master bedroom on the main level, this 1.5 story home is a showstopper. The exterior of the home features a beautiful white brick combined with traditional lap siding. The shed dormers and dark trim/shutters give the home excellent curb appeal. Guests enter the home through the front covered stoop. The entry way opens up to the rest of the home through a set of French doors. The great room is warmed by a fireplace with amazing built-ins flanking it. The floor plan is wide open from the great room to the kitchen and dining room. The kitchen includes a large island with a snack bar and a large walk-in pantry with built-in shelves and a broom closet. The dining room leads to the rear covered patio through a sliding glass door. On the right side of the main floor, you'll find the stunning master suite. The master bedroom lies under a decorative trayed ceiling and has an amazing bathroom. The master bathroom includes a large soaking tub, his/her vanities, a walk-in shower, and a massive walk-in closet with an island and built-in dressers. An office can be found just outside the master suite and is close to the home's wet bar. The second floor features 2 additional bedrooms and a loft area. Both bedrooms have their own walk-in closet and bedroom 2 has a built-in desk. The bedrooms and loft area share a conveniently located hall bathroom. Back on the main floor, the home's split load 3 car garage enters through a convenient mudroom with a bench and lockers.