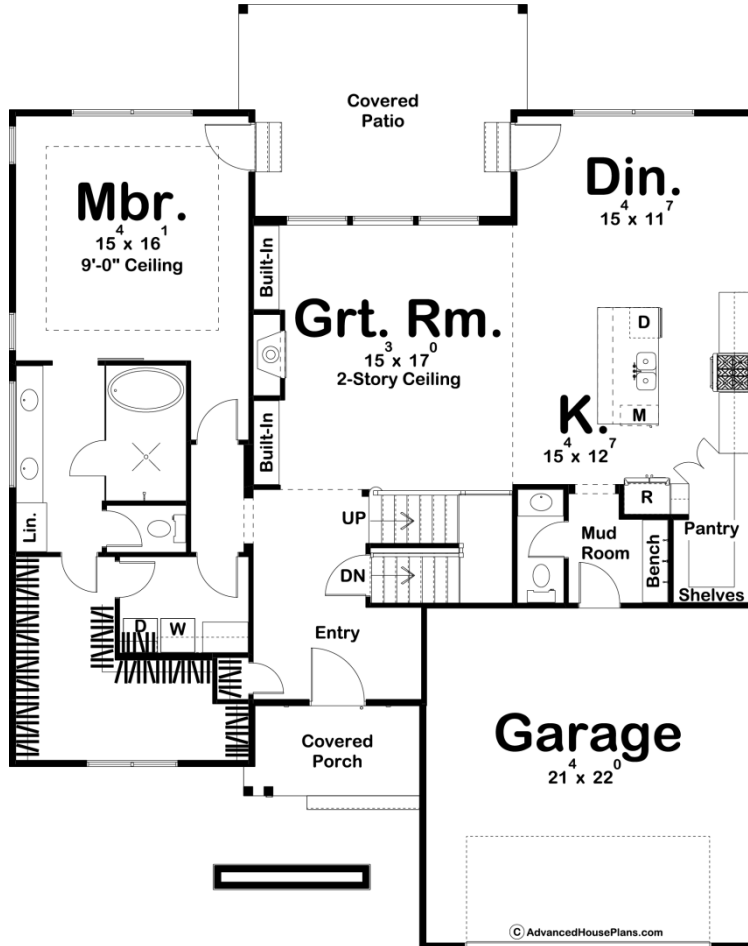
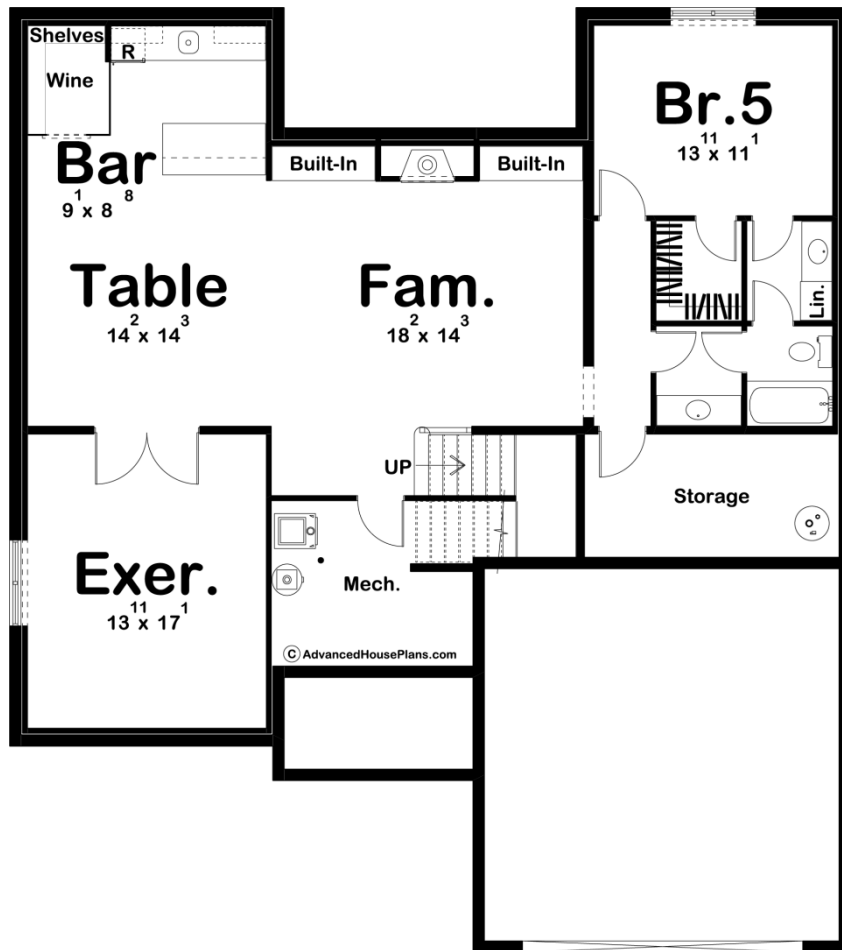
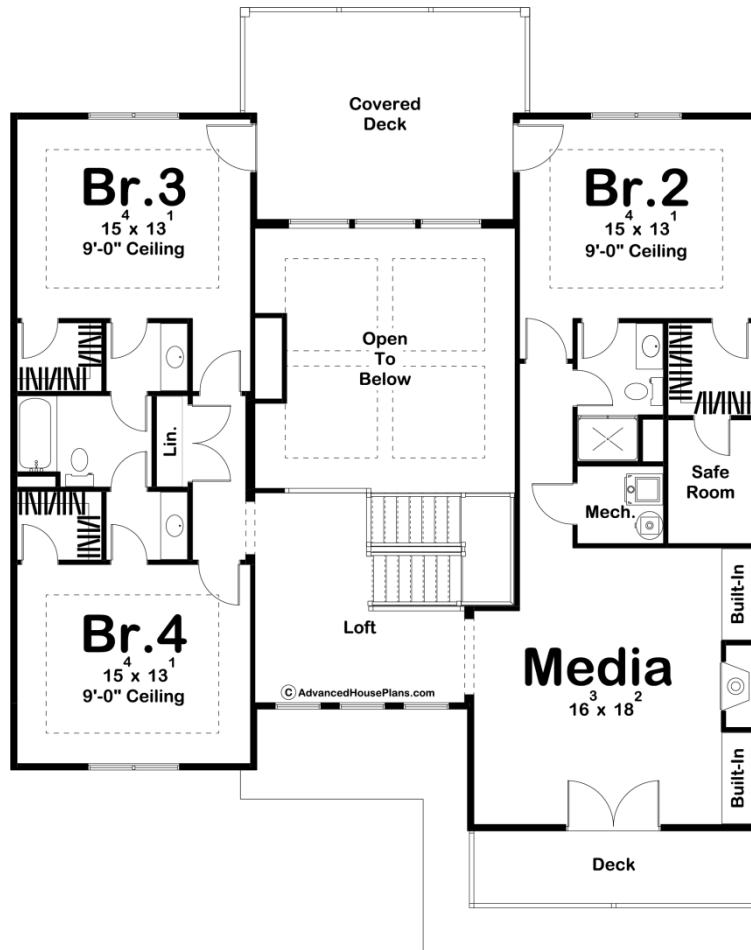




**29841 - Modesto Flats Data Sheet**

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





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.