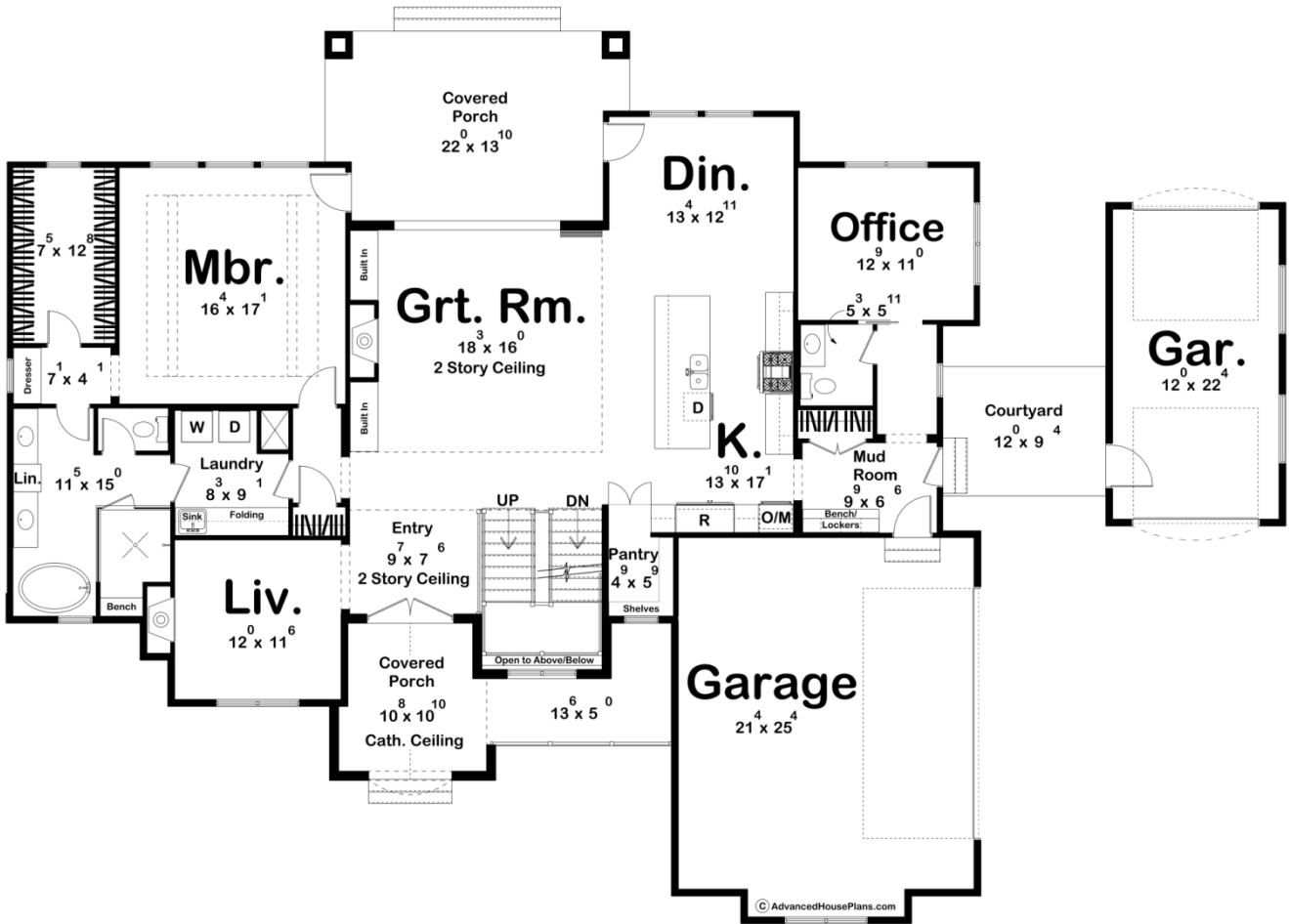
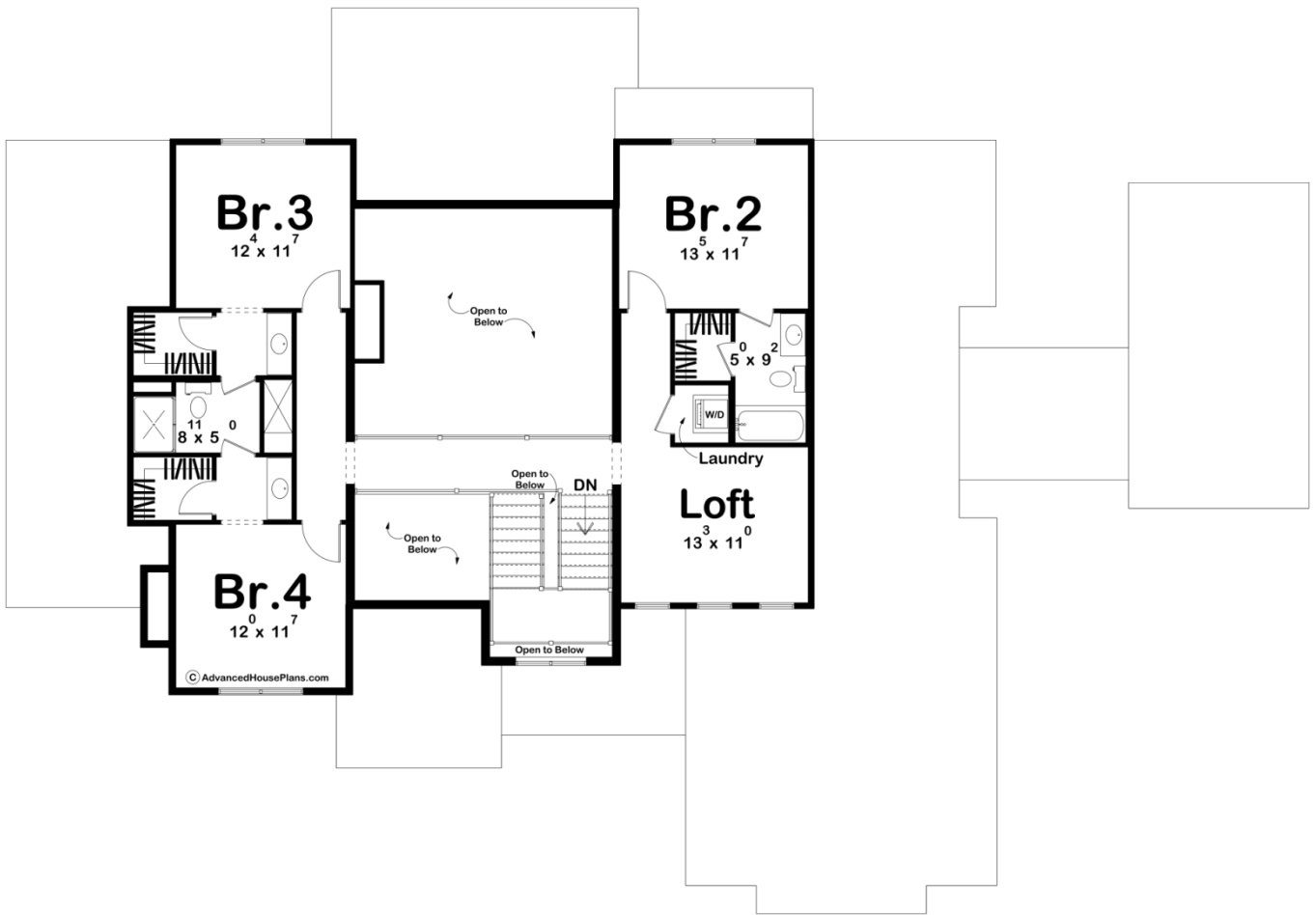




**30363 - Montclair Data Sheet**

3346 SQ FT	4 BEDS	4 BATHS	3 BAYS	92' 0" WIDE	64' 0" DEEP
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## Construction Specs

### Layout

Bedrooms	4
Bathrooms	4
Garage Bays	3

### Square Footage

Main Level	2231 Sq. Ft.
Second Level	1115 Sq. Ft.
Covered Area	485 Sq. Ft.
Garage	879 Sq. Ft.
Total Finished Area	3346 Sq. Ft.

### Exterior Dimensions

Width	92' 0"
Depth	64' 0"
Ridge Height	27' 1"
<i>Calculated from main floor line</i>	

### Default Construction Stats

*Stats are unique to the individual plan.*

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

## Plan Description

Welcome to the Montclair, a stunning 1.5-story Mediterranean-style home that perfectly blends elegance and comfort. With four bedrooms and four bathrooms, this home offers plenty of space for your family and guests. The Montclair features an attached two-car garage and a detached one-car garage, connected by a charming courtyard that adds to its luxurious appeal. Step inside to discover a welcoming living room with a cozy fireplace, and a grand great room with a two-story ceiling, creating the perfect ambiance for gatherings. The master suite is a true retreat, with a freestanding tub, a spacious shower with a tile bench, and a large walk-in closet. You'll appreciate the convenience of the dedicated laundry room with folding space and a sink, plus an additional washer and dryer upstairs for added ease. Upstairs, three bedrooms are connected by a walkway that overlooks the great room, along with a versatile loft space perfect for relaxation or work. The Montclair is a masterpiece of Mediterranean design, offering luxurious living with every detail thoughtfully crafted.