

# ADVANCED

HOUSE PLANS



## 30127 - Riverbend Data Sheet

2072  
SQ FT

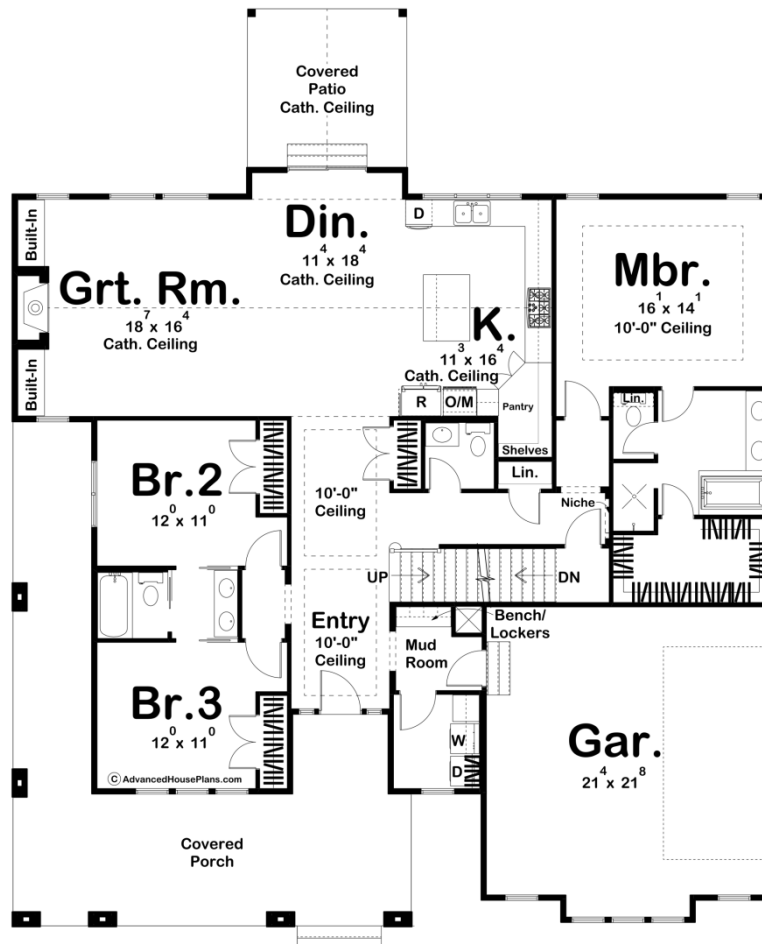
3  
BEDS

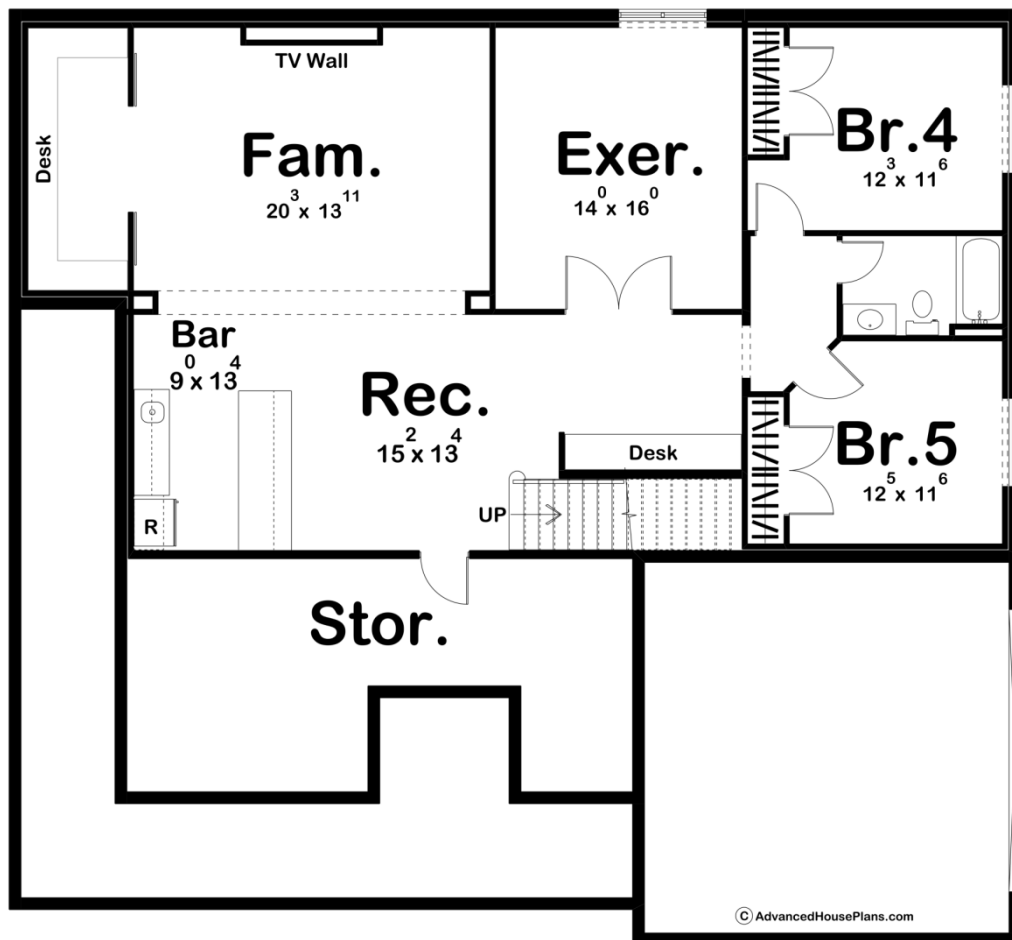
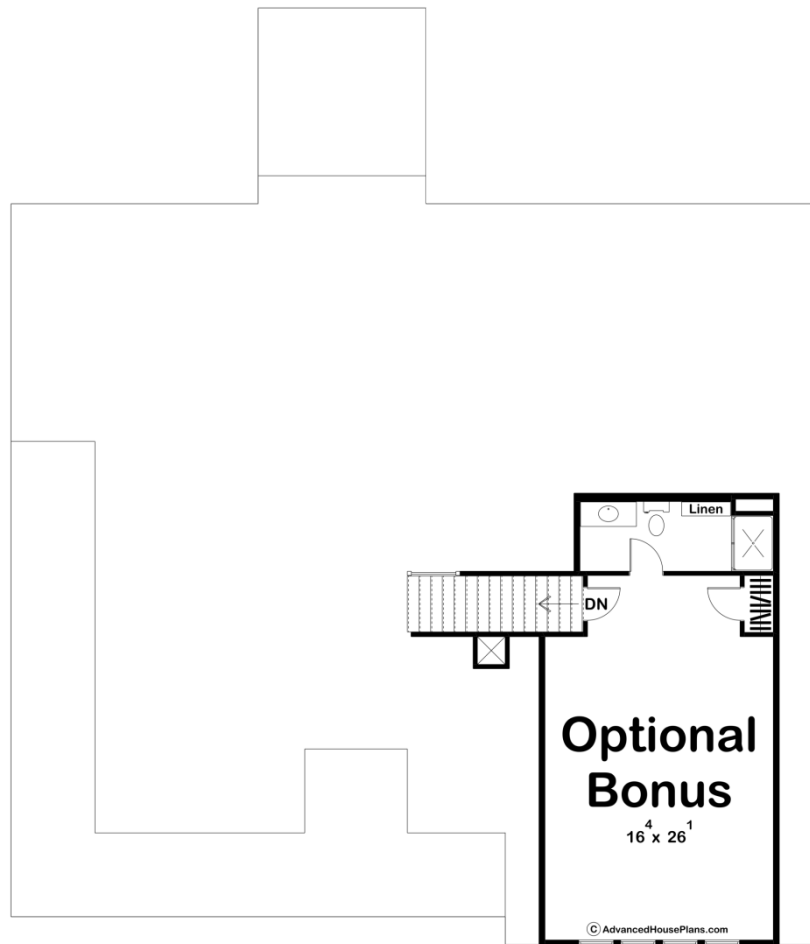
3  
BATHS

2  
BAYS

58' 0"  
WIDE

69' 0"  
DEEP





Construction Specs

Layout	
Bedrooms	3
Bathrooms	3
Garage Bays	2
Square Footage	
Main Level	2072 Sq. Ft.
Covered Area	556 Sq. Ft.
Garage	482 Sq. Ft.
Total Finished Area	2072 Sq. Ft.
Exterior Dimensions	
Width	58' 0"
Depth	69' 0"
Ridge Height <i>Calculated from main floor line</i>	28' 0"
Default Construction Stats	
<i>Stats are unique to the individual plan.</i>	
Foundation Type	Basement
Exterior Wall Construction	2x4
Roof Pitches	8/12 Primary, 5/12 6/12 Secondary
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	8'

# Plan Description

The Riverbend plan is a wonderful Craftsman style ranch plan. The exterior features wood columns, wood brackets, and large windows for an excellent curb appeal. Guests are invited in by a massive front covered porch that wraps around the left side of the home. Just inside the home, you are greeted by an entry way that lies under a 10' trayed ceiling. Further into the home, the great room, dining room, and kitchen flow seamlessly in an open layout. The great room is warmed by a fireplace that is flanked by built-in bookshelves. The kitchen includes a large island with a snack ledge and a large walk in pantry. The master bedroom is tucked away on the right of the home for maximum privacy. The master bathroom includes his/her vanities, a soaking tub, an enclosed toilet area, a walk-in shower, and a large walk-in closet. On the other side of the home, 2 bedrooms share a Jack and Jill bathroom. An optional bonus room above the garage adds 522 sq ft and makes a perfect home office or play room. An optional finished basement is available and adds 1556 sq ft and features a rec room, a bar, a family room, an exercise room, a pocket office, and 2 additional bedrooms.