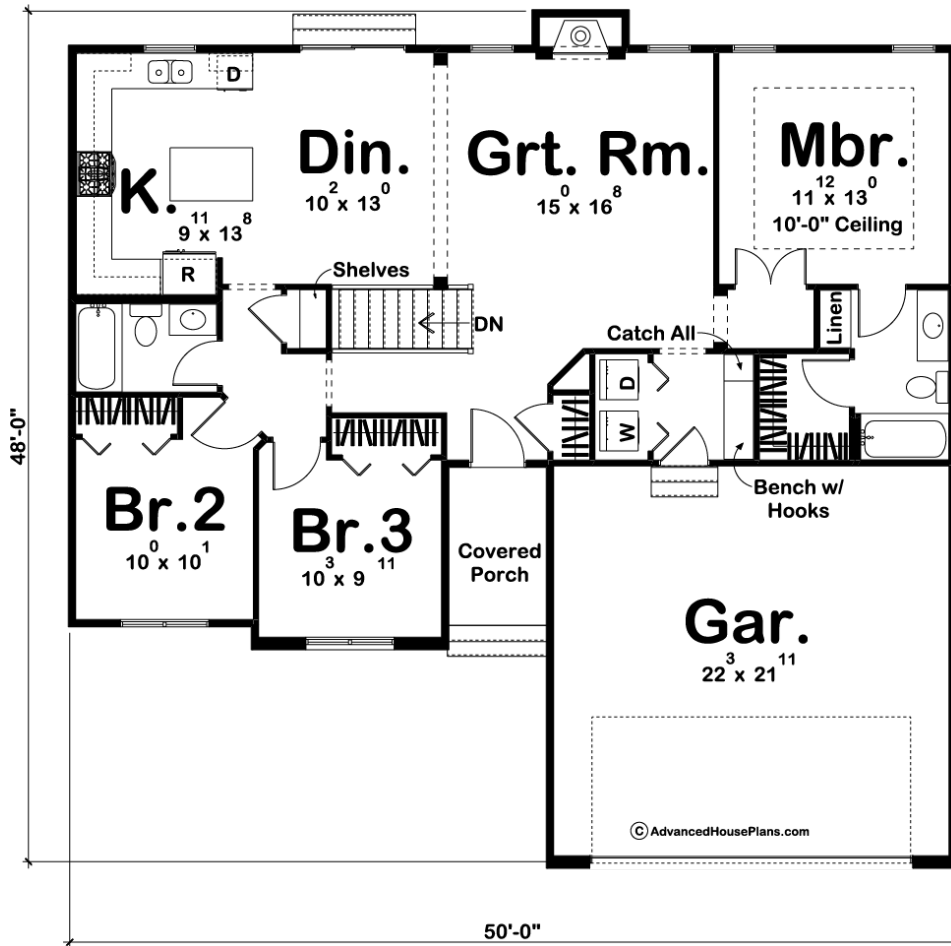




**29189 - Sinclair Data Sheet**

1386 SQ FT	3 BEDS	2 BATHS	2 BAYS	50' 0" WIDE	46' 0" DEEP
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**Construction Specs**

Layout

Bedrooms

Bathrooms	2
Garage Bays	2

### Square Footage

Main Level	1386 Sq. Ft.
Garage	512 Sq. Ft.
Total Finished Area	1386 Sq. Ft.

### Exterior Dimensions

Width	50' 0"
Depth	46' 0"
Ridge Height <i>Calculated from main floor line</i>	21'

### Default Construction Stats

*Stats are unique to the individual plan.*

Foundation Type	Basement
Exterior Wall Construction	2x4
Roof Pitches	6/12 F-B, 10/12 S-S
Foundation Wall Height	9'
Main Wall Height	9'

## Plan Description

At under 1,400 sq. ft., this compact, Modern Farmhouse style 1-story house plan offers attractive amenities both inside and out. Inside, a handy coat closet adjoins a comfortably sized great room with a fireplace flanked by windows to the rear. The breakfast room and kitchen interact with the great room, to give the area a wide-open feel. The island kitchen enjoys an abundance of workspace. An alcove off the great room offers private access to the master suite, which is well-separated from the secondary bedrooms. The suite includes its own bath with walk-in closet. On the opposite side of the home, bedrooms 2 and 3 share a hall bath. A practical laundry area with bench intercepts traffic from the 2-car garage. Check out our other small house plans! As always any Advanced House Plans home plan can be customized to fit your needs with our alteration department. Whether you need to add another garage stall, change the front elevation, stretch the home larger or just make the home plan more affordable for your budget we can do that and more for you at Ahp.