

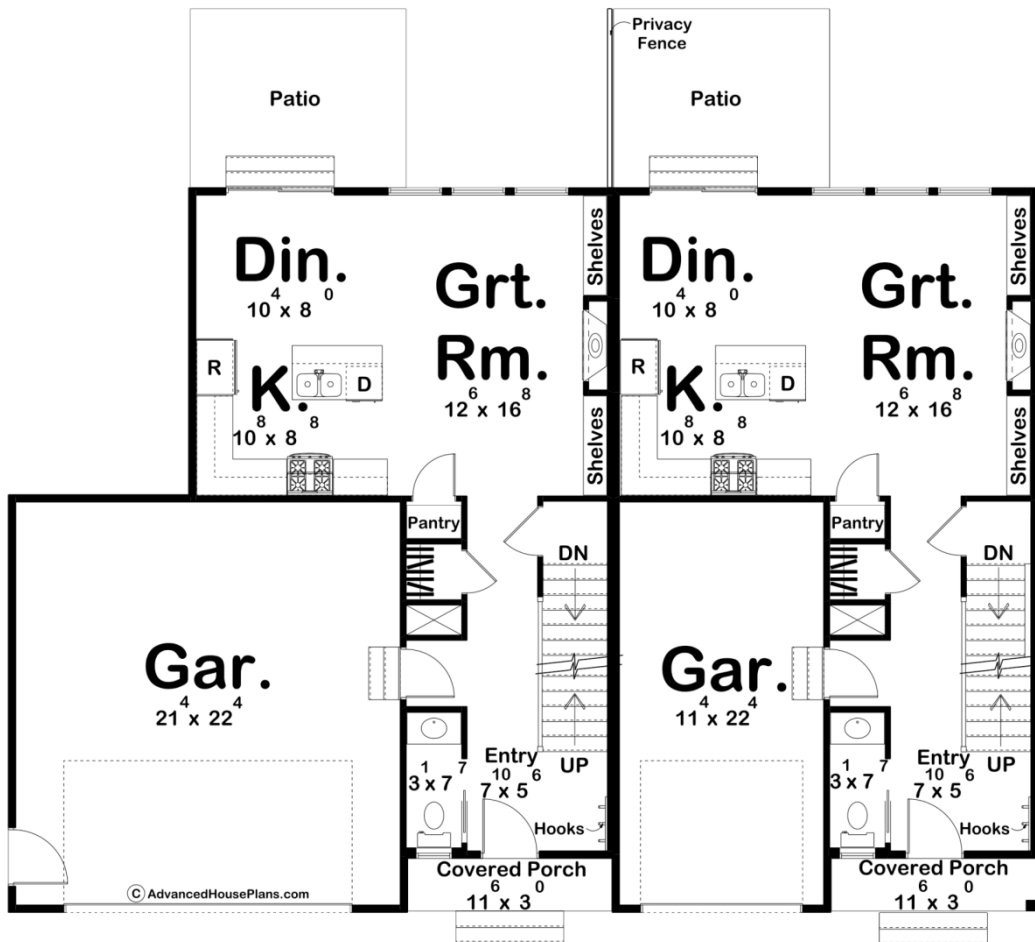
# ADVANCED

HOUSE PLANS

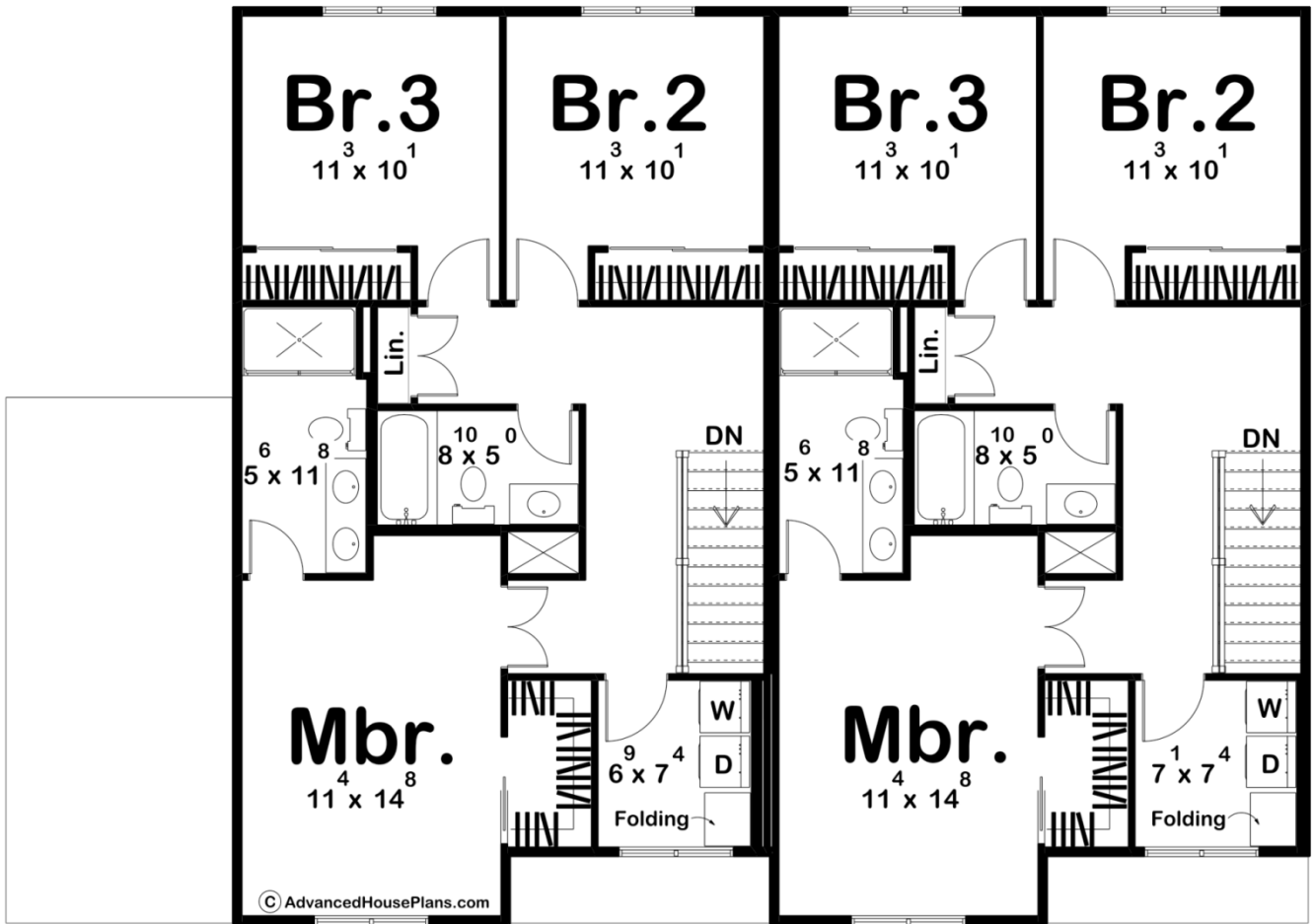


## 30487 - Waycross Data Sheet

1495 SQ FT	3 BEDS	3 BATHS	2 BAYS	57' 0" WIDE	40' 0" DEEP
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## Construction Specs

### Layout

Bedrooms	3
Bathrooms	3
Garage Bays	2

### Square Footage

Main Level	640 Sq. Ft.
Second Level	855 Sq. Ft.
Covered Area	34 Sq. Ft.
Total Finished Area	1495 Sq. Ft.

### Exterior Dimensions

Width	57' 0"
Depth	40' 0"
Ridge Height	27' 11"
<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, Secondary 10/12
Foundation Wall Height	9'
Main Wall Height	9'
Second Wall Height	8'

## Plan Description

Welcome to your new modern farmhouse, where a perfect blend of rustic charm meets modern convenience in a spacious multi-family layout. The exterior boasts a captivating blend of board and batten siding paired with classic lap siding, creating a dynamic visual texture that enhances its charming farmhouse appeal. As you enter the home, you're greeted by an expansive great room that seamlessly flows into the dining area and kitchen, creating a cohesive and inviting space perfect for both entertaining and everyday living. This expansive space is thoughtfully designed to maximize both comfort and functionality, with large windows that invite abundant natural light and offer picturesque views of the surrounding landscape. Upstairs, you'll find three well-appointed bedrooms which provide a perfect balance of communal and personal space. The master suite is a luxurious retreat, featuring a spacious walk-in closet and a sophisticated attached bathroom. Conveniently located next to the laundry room, this arrangement ensures practicality and convenience.