

Sq Ft	Beds	Baths	Stories	Garage	Depth	Width
1,486 FT ²	3	2	1.5	2	51'	68' 11"



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About This Plan

This brand new cottage farmhouse features 1,486 square feet of heated living with an open floor plan, 3 bedrooms in a split design with the master suite enjoying its own private wing. The kitchen features an 8' island, walk-in pantry and is steps away from a large mudroom. A beautiful 17' x 15' covered lanai features a fireplace and comfortable outdoor living. From the family room and lanai a set of stairs takes you to two bonus rooms. A 2-car side-entry garage is available in a 3-car option for extra storage. Inspiration for this new home came from the architect's best-selling cottage house plan, [Merveille Vivante](#).

FEATURES & DETAIL

Kitchen features

Kitchen Island, Walk-in Pantry

Bedroom features	Double Vanity Sink, Primary Bdrm Main Floor, Split Bedrooms Walk-in Closet
Exterior features	Covered Front Porch, Covered Rear Porch, Outdoor Living Space
Foundation Options	Crawlspace, Slab
Additional features	Bonus Room, Dining Room, Family Room, Fireplace, Foyer, Laundry 1st Fl, Mud Room, Open Floor Plan
Garage Location	Side
Garage Options	Attached, Side-entry, additional Bay
Total Heated	1,486 Ft
1st Floor	309 Ft
Lanai	
Bedrooms	3
Bathrooms	2
Garage	2
Stories	1.5
Width	68' 11"
Depth	51' 0"
Height	26' 7"
Main Floor Ceiling	10' 0"
Upper Floor Ceiling	8' 0"
Living/Great Room Ceiling	10' 0"
Foyer Ceiling	10' 0"
Primary Ceiling	11' 0"
Framing	2x4
Roof Framing	Stick
Primary Roof Pitch	12/12

Secondary Roof Pitch	3:12
Dwelling Number	2nd Floor
Bonus Access	
Unheated Living Space	603 Ft
Garage	138 Ft
Front Porch	513 Ft