

BRACKENDALE - PLAN M4450A3S-0

Total Area: 4450 sq. ft.
Garage Area: 732 sq. ft.
Garage Area: 732 sq. ft.
Garage Size: 3
Stories: 2
Bedrooms: 4
Full Baths: 3
Width: 59'-0"
Depth: 85'-0"
Height: 30'-6"
Foundation: Crawl Space

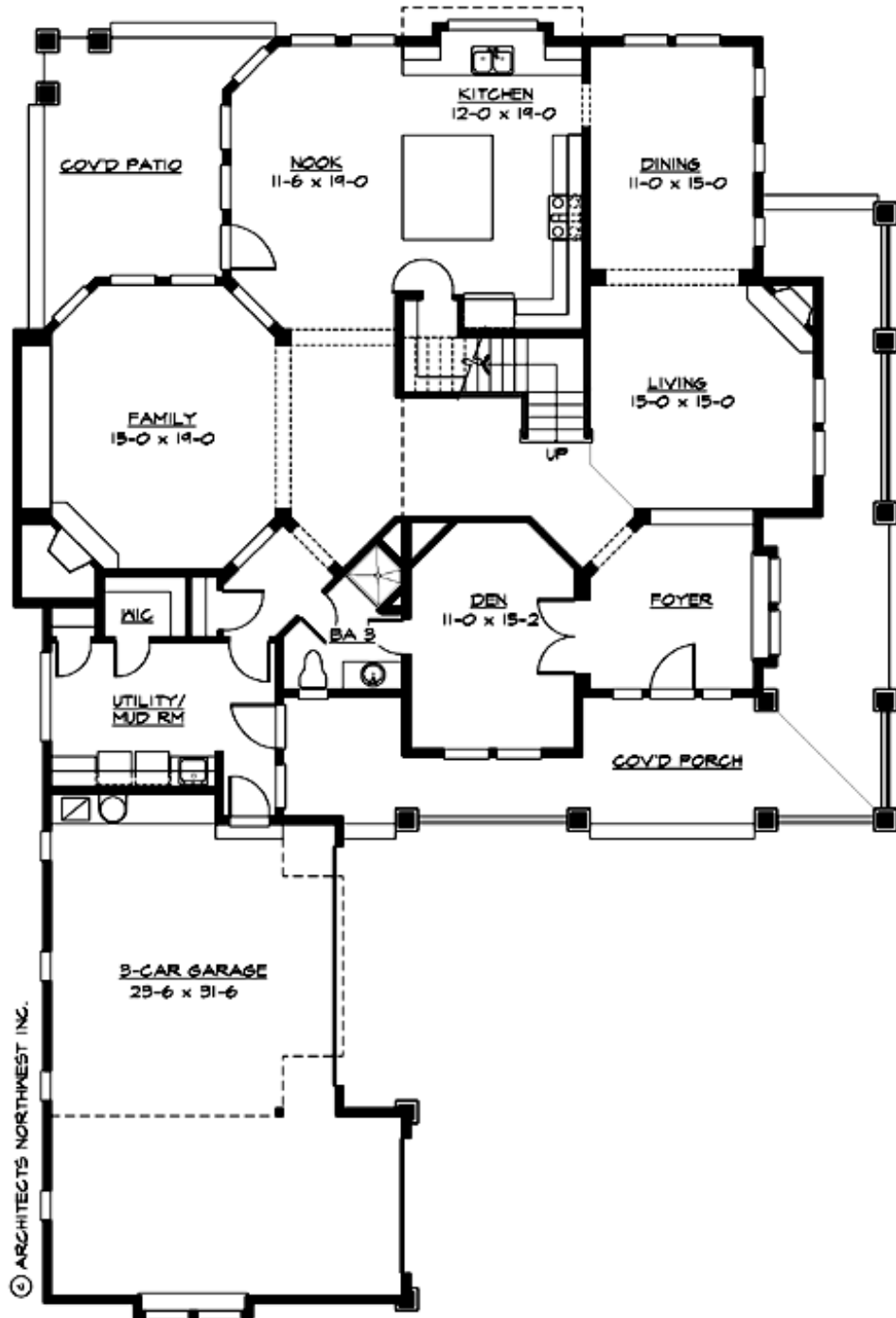


A Lush Palette of Bold Brackets and Tasteful Trim.

Beautifully ornamented with luxurious detailing, the Brackendale creates a sumptuous expression of contemporary Craftsman design. Its welcoming wrap-around porch features muscular tapered square columns atop rugged stone bases, setting the stage for an elegant composition of gabled roofs that culminate in a unique square corner turret. The Brackendale's floor plan provides traditional living and dining rooms accessed from the formal foyer, plus a den with an attached $\frac{3}{4}$ bath that doubles as a main-floor guest suite. The open central stairwell aligns with the 2-story great room, which brings sunlight deep into the heart of the home. The covered rear BBQ patio is perfect for outdoor dining. Upstairs, the grand master suite has a fireplace, exercise or sitting area, dressing room and corner soaking tub with bay window, three secondary bedrooms, a play loft, a compartmented bathroom, and a large media room.

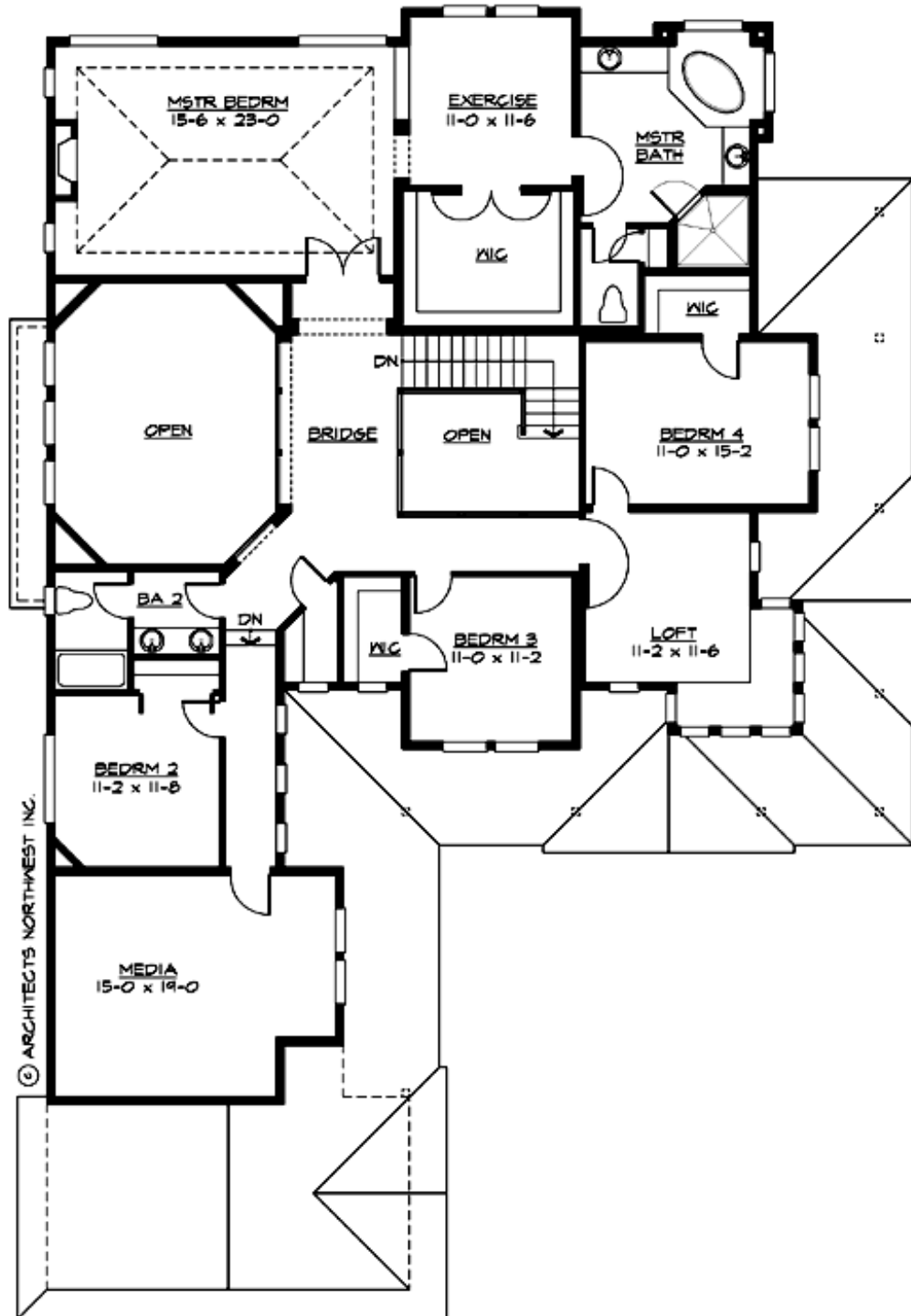
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MAIN FLOOR



BRACKENDALE - PLAN M4450A3S-0

UPPER FLOOR





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PLAN DETAILS

Area Summary

Total Area:	4450 sq. ft.
Main Floor:	2119 sq. ft.
Upper Floor:	2331 sq. ft.
Garage Floor:	732 sq. ft.

General Information

Stories:	2
Width:	59'-0"
Depth:	85'-0"
Height:	30'-6"

Architectural Style

Craftsman
Lodge
Shingle

Number of Rooms

Bedrooms:	4
Full Baths:	3

Garage

Garage Size:	3
Garage Door Location:	Side

Roof Pitches

Primary:	6:12
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Wall Heights

Main:	9'-0"
Upper:	9'-0"
3rd Floor:	0'-0"
Lower:	0'-0"

Foundation Type

Crawl Space

Roof Framing

Trusses

Floor Load

Live (lbs):	40 PSF
Dead (lbs):	10 PSF

Roof Load

Live (lbs):	25 PSF
Dead (lbs):	15 PSF
Wind:	85 MPH

Design Features

- Best Selling Plan
- Bonus Space @ Upper Floor
- Den/Office
- Laundry Room @ Main Floor
- Living & Family Room
- Master Bedroom @ Upper Floor Rear
- View Lot - Rear
- Wrap-Around Porch