



A2 PLAN

As each house plan and lot vary in shape and size, there may need to be some minor adjustment to a house plan in order to have it fit a particular lot. The number of stairs may also vary depending on lot grades. Not all house plans will fit on all lots. As we are not a custom home builder we do not take any requests related to making changes to our predesigned floor plans.

LOT PREMIUM MAY APPLY DEPENDING ON LOT SELECTION

ROOM SIZES ARE APPROXIMATE

\$542,900

WITH UNFINISHED BASEMENT / INCLUDING NET HST

\$582,500

WITH FINISHED BASEMENT / INCLUDING NET HST

This architectural floor plan illustrates a single-story residence with a double garage and a central living area. The layout includes a large living room with an optional fireplace and ceiling, a kitchen to be designed, a dining area, a master bedroom with a walk-in closet (W.I.C.), a powder room (Pwdr.), and an ensuite bathroom. The plan also shows a double garage and a central staircase. Dimensions are provided for various rooms and features, including wall thicknesses, door widths, and room sizes.

Overall Dimensions:

- Overall Width: 31'-4"
- Overall Depth: 49'-1"

Room Details and Dimensions:

- Living Room:** 16'-3" x 13'-0". Features an optional fireplace and optional 9' ceiling.
- Kitchen to be Designed:** 11'-8" x 8'-1". Includes a 3'-2" island.
- Dining Area:** 11'-2" x 10'-4".
- Master Bedroom:** 13'-3" x 11'-1".
- W.I.C. (Walk-In Closet):** 4'-6" x 5'-0".
- Pwdr. (Powder Room):** 4'-0" x 2'-3".
- Ensuite Bath:** 7'-10" x 5'-1". Includes a 5' shower and a 3'-2" toilet.
- Double Garage:** 19'-0" x 16'-0".

Other Features and Dimensions:

- Staircase:** 11'-2" wide.
- Door Widths:** 24" W, 30" W, 36" W, 48" W.
- Wall Thicknesses:** 72" W, 36" W, 18" W.
- Shower:** 5'.
- Toilet:** 3'-2".
- Van:** 6 1/2' Van, 18" Van.

This architectural floor plan shows a house with the following layout and features:

- Overall Dimensions:** 31'-1" wide by 36'-1" deep.
- Family Room:** 14'-7" wide by 16'-0" deep. Includes an "Optional Fireplace" on the left wall.
- Seasonal Storage:** 7'-9" wide by 6'-2" deep, located between the Family Room and the Bath.
- Bath:** 5'-11" wide by 7'-9" deep. Includes a toilet, a bathtub labeled "T/S", and a shower labeled "9 1/2" Van".
- Bedroom:** 13'-6" wide by 10'-10" deep. Features a "DESIGNATED EGRESS WINDOW" and two windows, each 48" wide.
- Unfinished Area:** Located at the bottom left, containing mechanical equipment: HRV, FURN, and HWT. It also includes a "F.D." (Fire Door) symbol.
- Stairs:** A central staircase with a downward arrow indicating the direction of travel.
- Doors:** Various door swings are shown, including a 34" wide door from the Family Room to the Unfinished area, and 30" wide doors in the Seasonal Storage and Bath.
- Other Details:** A "36" W" dimension is noted on the left exterior wall, and a "31'-1" dimension is noted at the top.