

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

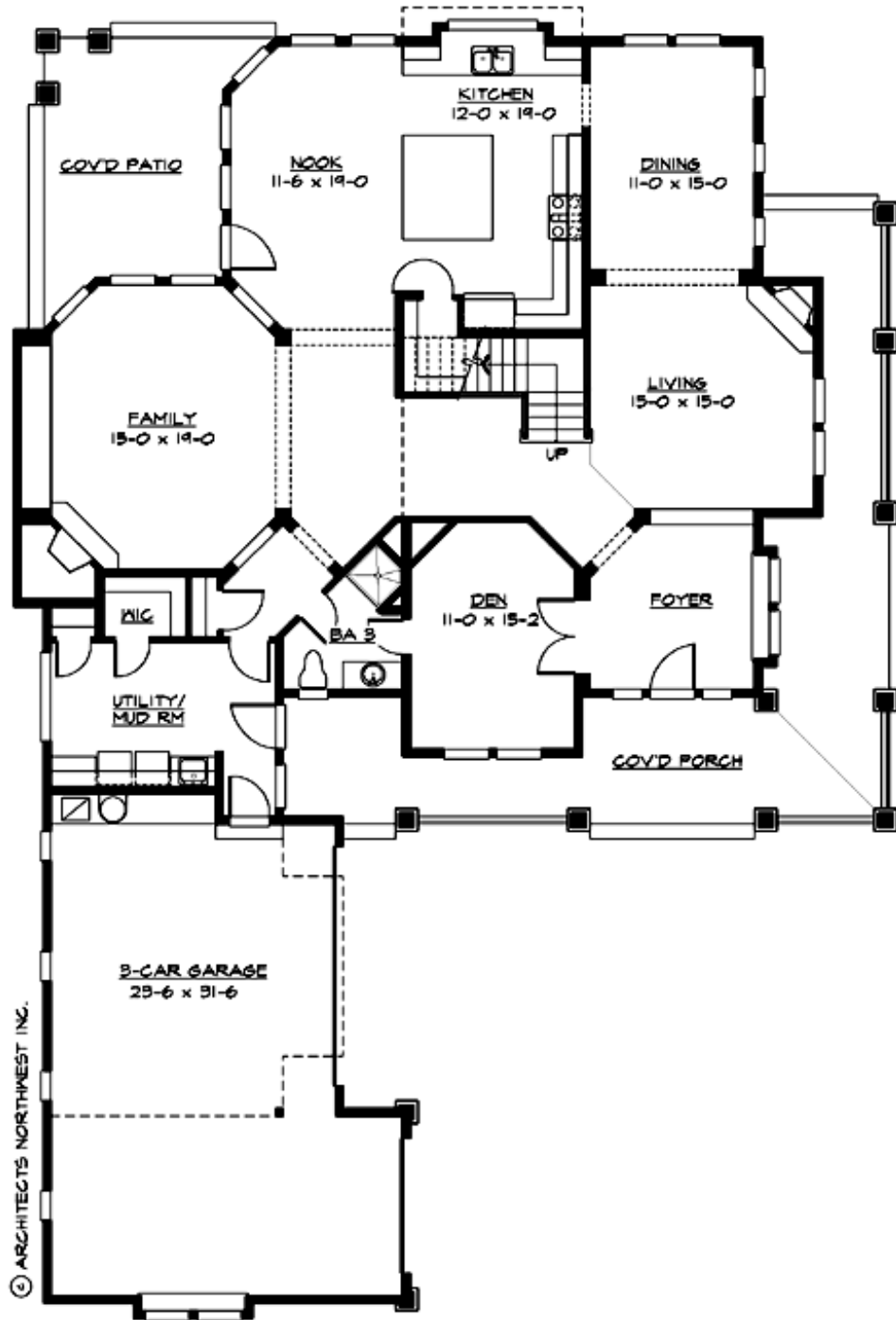


A Lush Palette of Bold Brackets and Tasteful Trim.

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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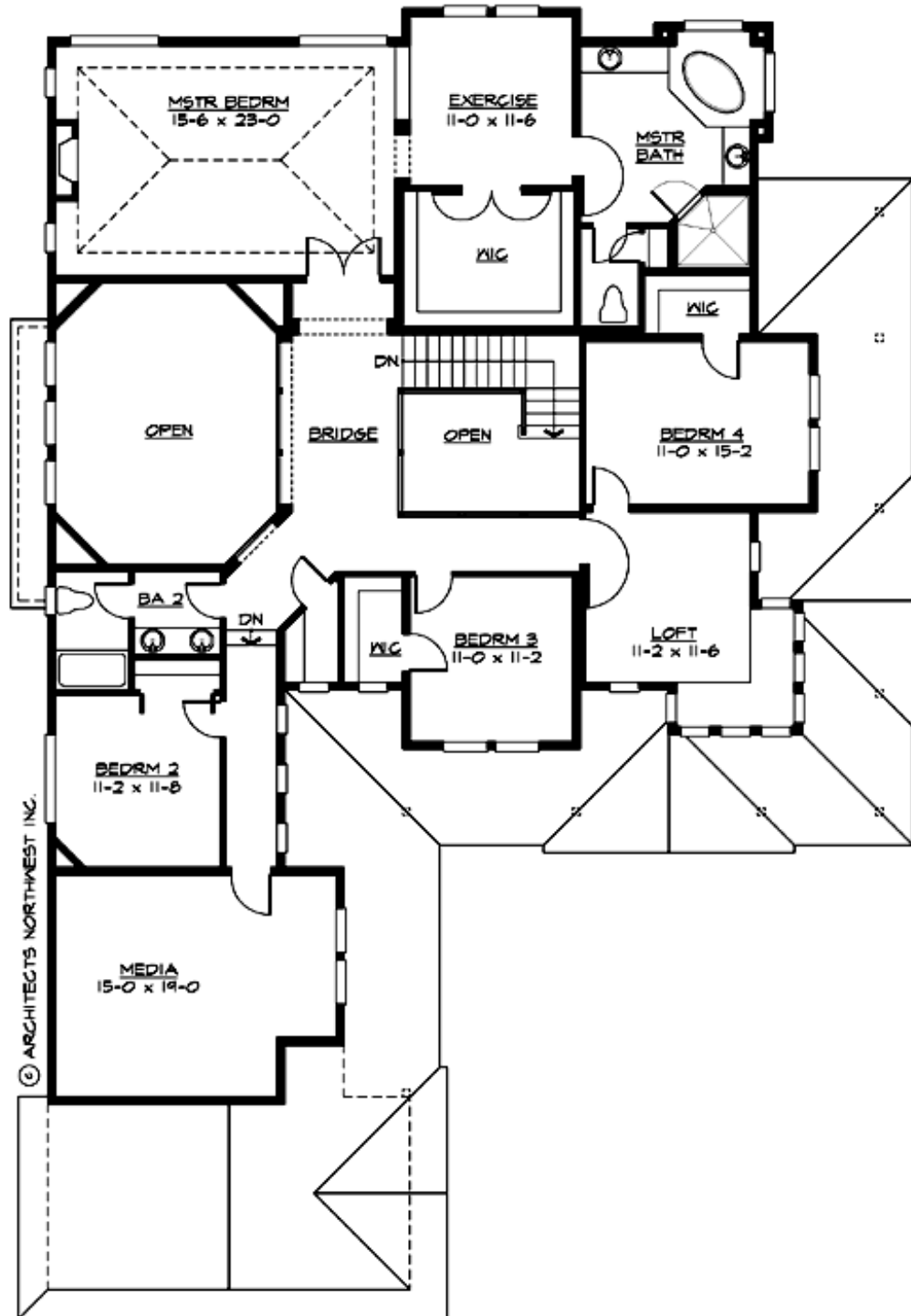
MAIN FLOOR



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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

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