

## THE RETREAT AT WATERS EDGE - PLAN M7950A2F2RD-0

Total Area: 9820 sq. ft.  
Garage Area: 1872 sq. ft.  
Garage Area: 1872 sq. ft.  
Garage Size: 4  
Stories: 3  
Bedrooms: 4  
Full Baths: 6  
Half Baths: 2  
Width: 126'-0"  
Depth: 94'-0"  
Height: 38'-6"  
Foundation: Crawl Space

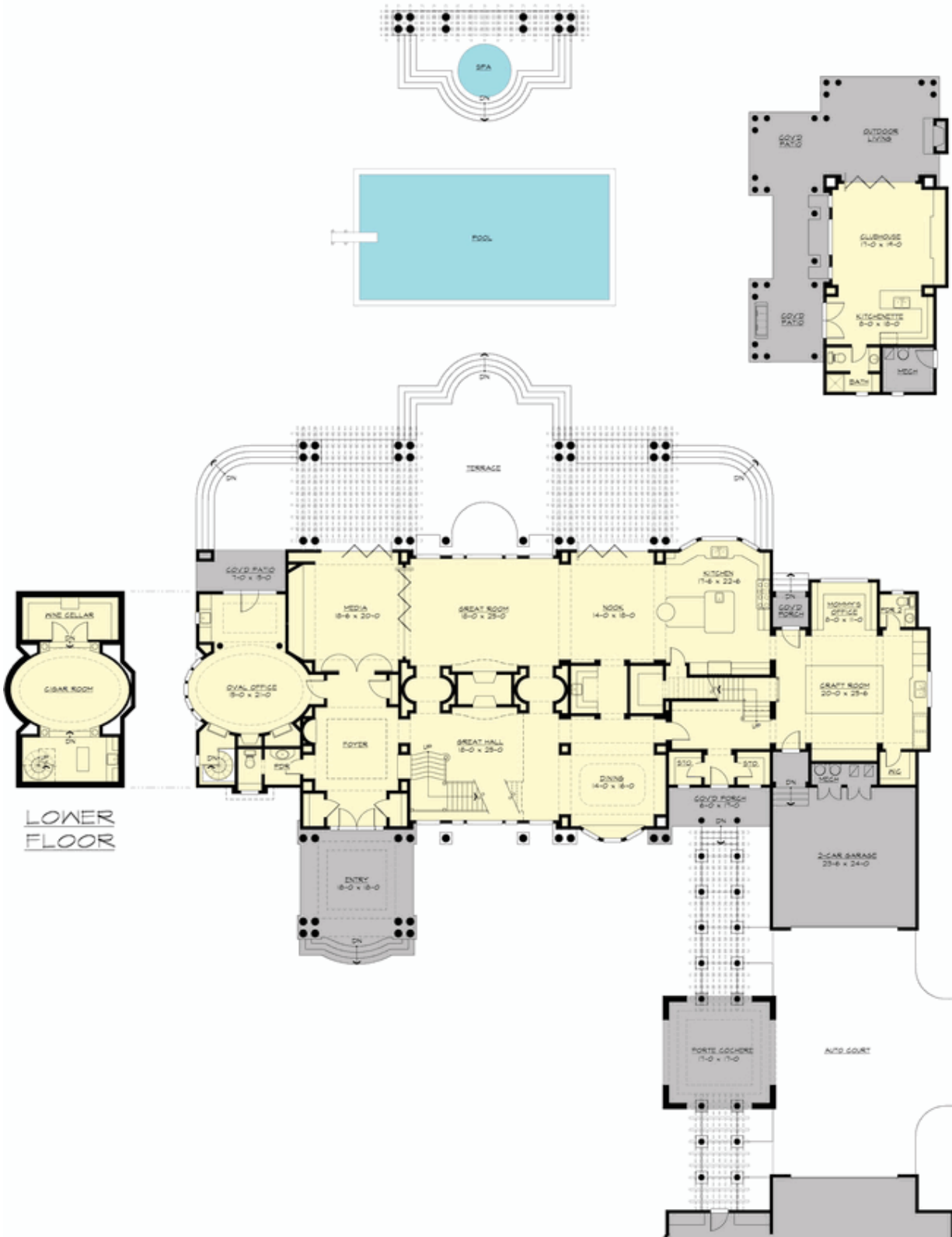


### ***Year-Round Resort Living Without Ever Leaving***

**Home.** "Best of Show" winner at both the 2006 Seattle Street of Dreams and the 2007 AIBD Design Competition, the Retreat was inspired by the timeless villas of Tuscany. The shingle-style estate's five structures are joined by trellised arbors and sheltering roofs, its traditional forms complementing floor plans designed for active lifestyles. The entry opens to a soaring great hall with a grand stair, fireplace and overlook balcony. A central skylight floods the center of the home with sunlight, drawing attention to the sculptural ceilings. A false bookcase in the oval office hides a spiral stair to the wine cellar below. Full-width folding glass doors join the informal living areas with the pool terrace, creating a great entertainment space. The versatile cabana doubles as a guesthouse. The enormous craft room fills every home management need. The upstairs combines luxury and privacy for the owners with fun and play for the children.

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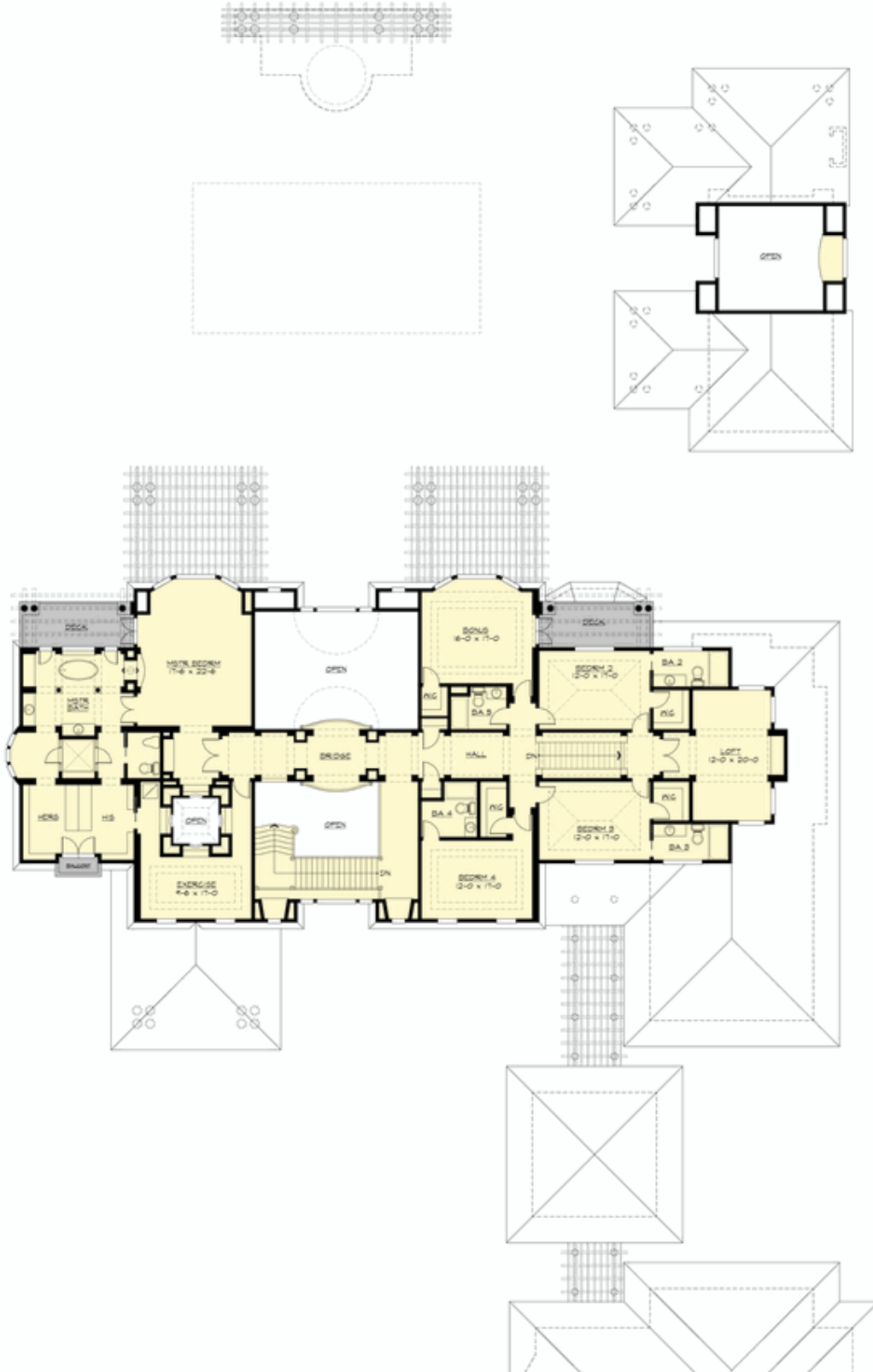
### MAIN FLOOR

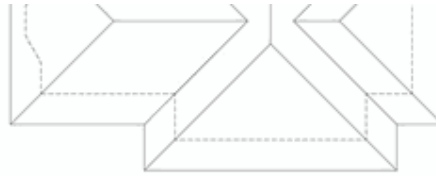




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### UPPER FLOOR







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### PLAN DETAILS

#### Area Summary

Total Area:	9820 sq. ft.
Main Floor:	5472 sq. ft.
Upper Floor:	3758 sq. ft.
Lower Floor:	590 sq. ft.
Garage Floor:	1872 sq. ft.

#### General Information

Stories:	3
Width:	126'-0"
Depth:	94'-0"
Height:	38'-6"

#### Architectural Style

Hampton  
Shingle  
Traditional

#### Number of Rooms

Bedrooms:	4
Full Baths:	6
Half Baths:	2

#### Garage

Garage Size:	4
Garage Door Location:	Front
Garage Type:	Detached

#### Roof Pitches

Primary:	4:12
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#### Wall Heights

Main:	12'-0"
Upper:	10'-0"
3rd Floor:	0'-0"
Lower:	9'-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

- Award Winning Design
- Best Selling Plan
- Bonus Space @ Main Floor & Upper Floor
- Den/Office
- Great Room
- Laundry Room @ Main Floor
- Luxury Plan
- Master Bedroom @ Upper Floor Rear
- Rear Porch
- View Lot - Rear