

## BAINBRIDGE - PLAN M4300A3ST1F-0

Total Area: 4300 sq. ft.  
 Garage Area: 1120 sq. ft.  
 Garage Area: 1120 sq. ft.  
 Garage Size: 4  
 Stories: 2  
 Bedrooms: 4  
 Full Baths: 3  
 Half Baths: 1  
 Width: 106'-0"  
 Depth: 53'-0"  
 Height: 30'-6"  
 Foundation: Crawl Space

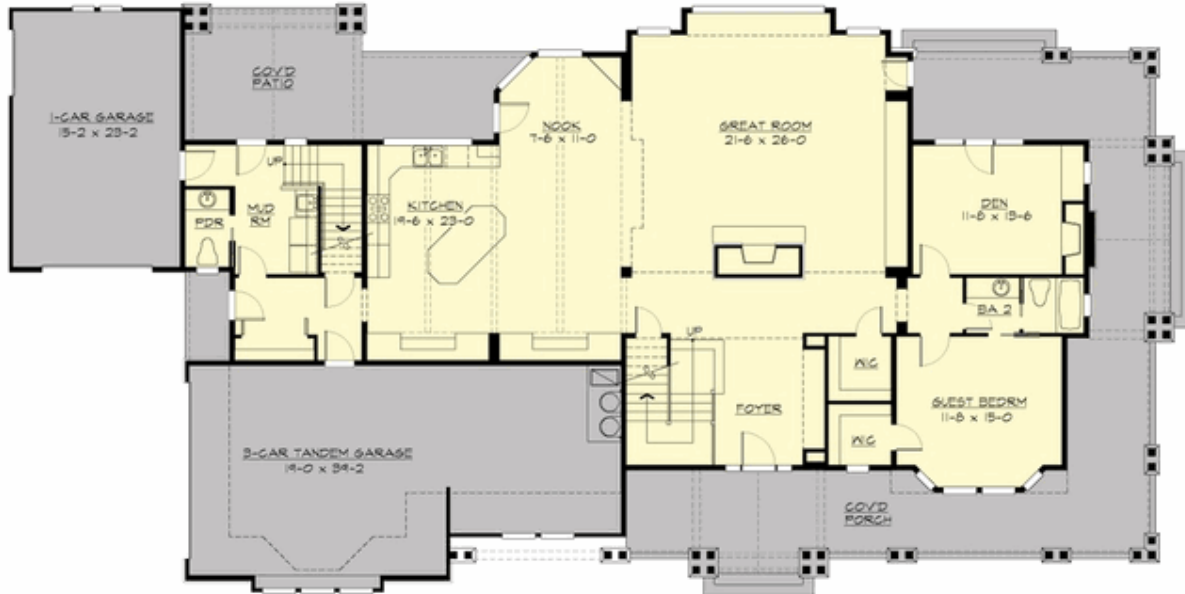


### ***Graceful Gables Generate Elegant, Rustic Rhythm.***

Sweeping front, side and rear porches enhance this dramatic craftsman design, highlighted by truss-bracketed, shingled gables, shuttered window arrays, and white-trimmed grouped columns with rugged stone bases. The broad entry porch leads into a dynamic foyer space, spanned by a second-story bridge and anchored by a massive stone-clad fireplace. Combining the volume great room with the oversize nook and the grand chef's kitchen with its humongous island creates a truly spacious family living area. The main floor also includes a separate den and guest suite, along with split garages accessing through a mud room with a private stair to the children's wing upstairs, which has a gigantic vaulted playroom, two bedrooms with Jack-and-Jill bath, and a laundry. Across the foyer bridge lies the coffered master suite, with its romantic fireplace and private deck.

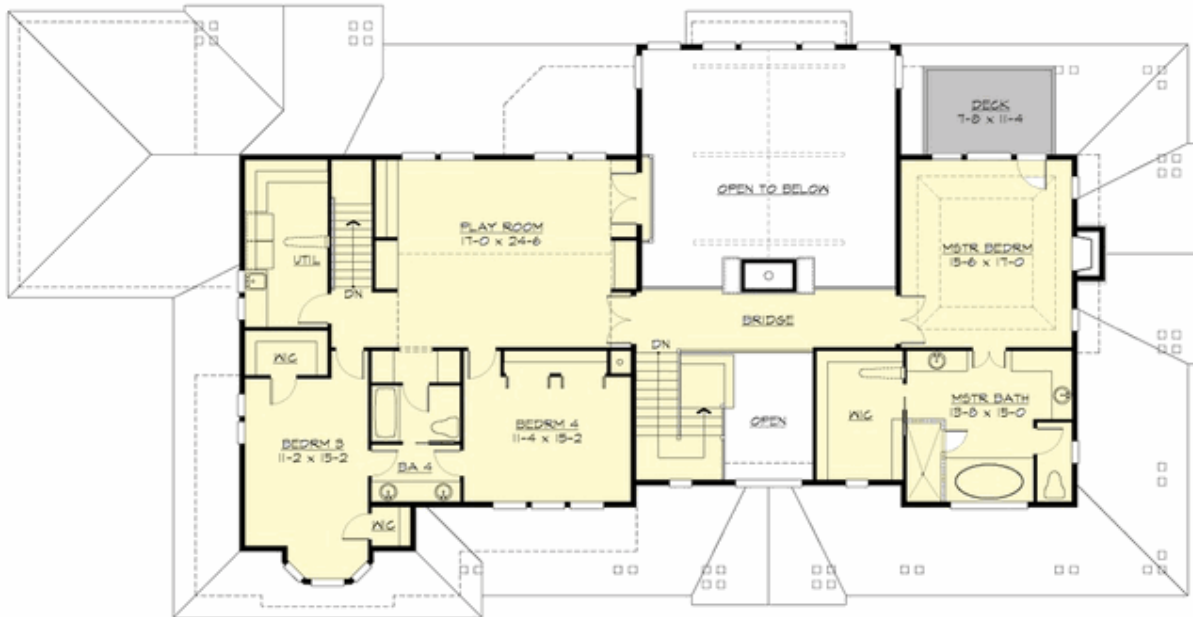
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### MAIN FLOOR



## BAINBRIDGE - PLAN M4300A3ST1F-0

### UPPER FLOOR





## BAINBRIDGE - PLAN M4300A3ST1F-0

### PLAN DETAILS

#### Area Summary

Total Area: 4300 sq. ft.  
Main Floor: 2360 sq. ft.  
Upper Floor: 1940 sq. ft.  
Garage Floor: 1120 sq. ft.

#### General Information

Stories: 2  
Width: 106'-0"  
Depth: 53'-0"  
Height: 30'-6"

#### Architectural Style

Farmhouse  
Lodge  
Shingle

#### Number of Rooms

Bedrooms: 4  
Full Baths: 3  
Half Baths: 1

#### Garage

Garage Size: 4  
Garage Door Location: Side  
Garage Type: Tandem

#### Roof Pitches

Primary: 8:12  
Secondary: 4:12

#### Wall Heights

Main: 9'-0"  
Upper: 8'-0"  
3rd Floor: 0'-0"  
Lower: 0'-0"

#### Foundation Type

Crawl Space

#### Roof Framing

Combination

#### 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 @ Upper Floor
- Den/Office
- Great Room
- Laundry Room @ Main & Upper Floor
- Master Bedroom @ Upper Floor Rear
- View Lot - Rear
- Wrap-Around Porch