

# 12 MADISON WAY

OUR  
TOWN  
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

## HIGHLIGHTS

2,788 square feet

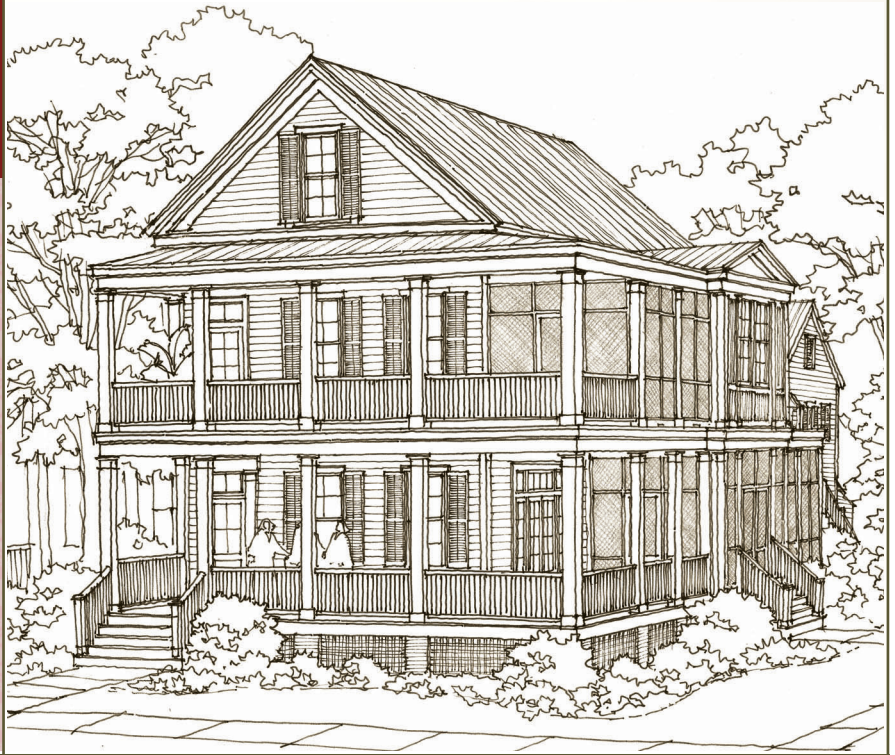
3 Bedrooms

3½ Bathrooms

Double gallery, wrap  
around porches

Alley entry garage

Optional Guest Suite  
(additional 396 s.f.)



CREATE A PLACE WHERE TRADITION CAN ENDURE with 12 Madison Way, a simple, two-story farmhouse that easily makes the transition from a rural to a neighborhood setting. This plan emphasizes outdoor living, with deep porches wrapping both levels of the home. With nostalgic appeal, the open and flowing interior of this home puts an up-to-date spin on an old-fashioned favorite.

### SUMMARY

Bedrooms: 3 (plus 1 optional)  
Bathrooms: 3½ (plus 1 optional)  
Floors: 2  
Foundation: Crawlspace-wall

### DIMENSIONS

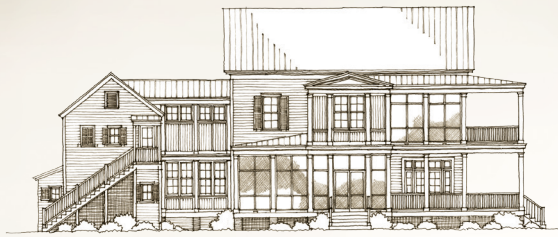
Width: 36'-4"  
Depth: 90'  
Height: 40'-7" to highest ridge  
Ceiling Height: 11'-1" main floor  
10'-1" upper floor

### AREA

Main House: 2,788 sq. ft.  
Unconditioned: 1,805 sq. ft.  
TOTAL: 4,593 sq. ft.

### RE-USE FEE/RESTRICTIONS

Construction Documents: Schedule 'H'  
Interiors Package: Schedule '6'

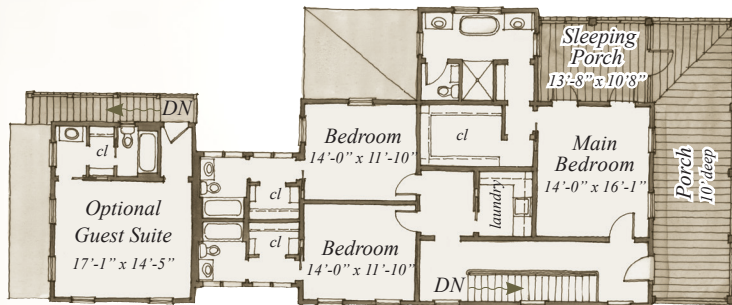


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

## FLOORPLAN

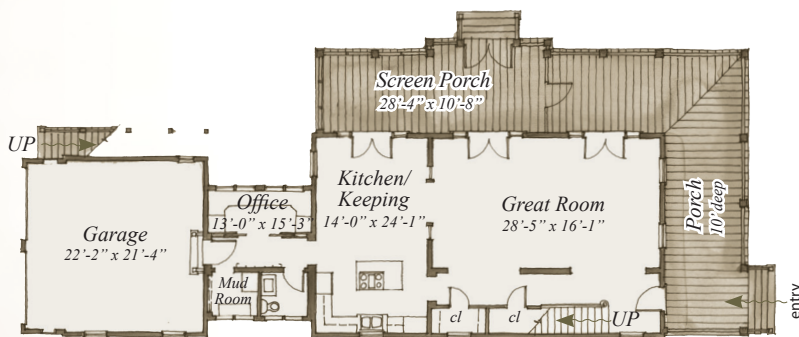


UPPER FLOOR

1,478 S.F.

OPTIONAL GUEST SUITE

396 S.F.



MAIN FLOOR

1,310 S.F.

Plans are available on a limited basis. All dimensions are approximate.

## ARCHITECTURAL DETAILS

### EXTERIOR:

- Two story gable-front farmhouse with double porch, lap siding, and standing seam metal roof
- Well-proportioned windows with 4-over-4 lite pattern and operable shutters
- 10' deep covered and screened porches on both levels
- Exterior stairs with storage below provide private access to the guest suite

### INTERIOR:

- Well-proportioned trim details in keeping with architectural style
- Select rooms detailed with horizontal buttboard paneling
- Extensive use of transoms over doors and cased openings for shared light
- Main bedroom suite with private access to sleeping porch
- Office, mudroom, and closets feature built in cabinetry for ample storage space

## 12 MADISON WAY

### PLAN PRICING:

SCHEDULE 'H' RE-USE FEE (INCLUDES 3 PLAN SETS)

SCHEDULE '6' INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$40 GROUND SHIPPING/HANDLING

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