25 Bay Portsmouth Lane

Create A Place Where Tradition Can Endure

Our Town Plans

Highlights

- 3,370 square feet
- 3 Bedrooms
- 3 ½ Bathrooms
- Double story front porch
- Optional Guest Suite (additional 433 s.f.)
- Optional Attic Suite (additional 680 s.f.)

CREATE A PLACE WHERE TRADITION CAN ENDURE with 25 Bay Portsmouth Lane, a richly-detailed Federal home perfectly suited for a corner lot in an urban or neighborhood setting. The side courtyard, extensive porches and private gardens provide soft transitions between the community and private experiences of the home.

Summary

Bedrooms:	3 (plus 2 optional)
Bathrooms:	3 ½ (plus 2 optional)
Floors:	2 ½
Foundation:	Crawlspace-wall

Dimensions

Width:	47′-4″
Depth:	95′-0″
Height:	37′-4″ to highest ridge
Ceiling Height:	10′-4″ main floor 10′-0″ upper floor 7′-2″ attic floor

Area

Conditioned:	3,370 sq. ft.
Unconditioned:	1,628 sq. ft.
TOTAL:	4,998 sq. ft.

Re-use Fee/Restrictions

Construction Documents:	Schedule ‘I’
Interiors Package:	Schedule ‘7’

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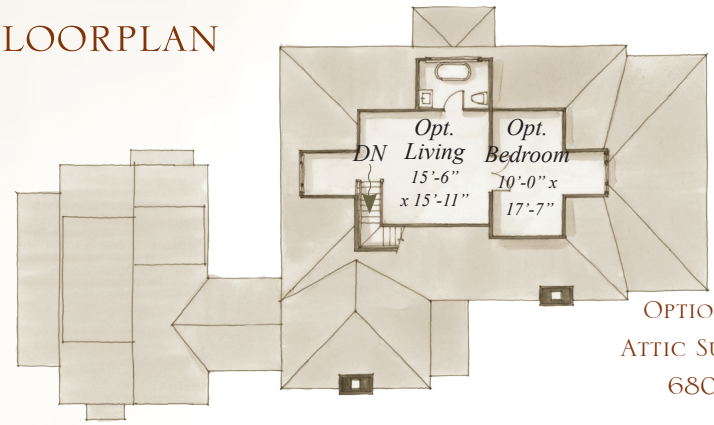
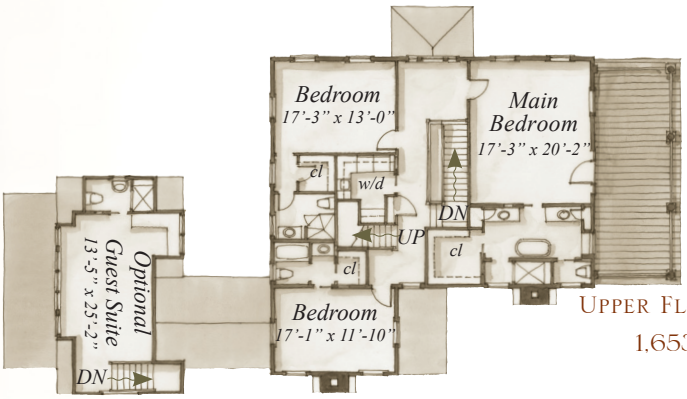
SIDE ELEVATION

FRONT PERSPECTIVE

Floorplan



Optional Attic Suite
680 s.f.



Upper Floor
1,653 s.f.

Optional Guest Suite
433 s.f.

Main Floor
1,717 s.f.

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

Architectural Details

Exterior:

- Federal style home with brick foundation, pedimented side entrance porch, dual-story front porch, lap siding and hipped roof
- Plan perfectly suited to address both streets on a corner lot of an urban setting
- Richly detailed front door displays fine design and craftsmanship at a tangible scale immediately fronting the street
- Oversized windows with operable shutters are lively connectors between the interior and exterior realms
- Two-story front porch offers covered outdoor living space that becomes an extension of interior rooms

Interior:

- Trim details consistent with architectural style enhance the hierarchical importance of interior spaces
- Brick fireplaces with detailed mantles in living room and keeping room maintain an historical authenticity
- Built-in bookcases in great room complete the grandeur of the space with a custom finish

25 Bay Portsmouth Lane

PLAN PRICING:
SCHEDULE 'I' RE-USE FEE (INCLUDES 3 PLAN SETS)
SCHEDULE '7' INTERIORS PACKAGE RE-USE FEE
$50 PER ADDITIONAL PLAN SET
$40 GROUND SHIPPING/HANDLING

OUR TOWN PLANS

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