

# 27 CAPE SAN BLAS

OUR  
TOWN  
PLANS

CREATE A PLACE WHERE TRADITION CAN ENDURE

## HIGHLIGHTS

2,267 square feet

4 Bedrooms

4½ Bathrooms

Front porch with privacy shutters

Attic loft with built-in beds and cabinetry

Exterior storage closets



CREATE A PLACE WHERE TRADITION CAN ENDURE with 27 Cape San Blas, a quintessential cottage with a beach house feel. Three sets of french doors join the sheltered front porch and the great room creating a breezy and open retreat. Simplified details and an informal, open floorplan make this home the epitome of laid-back coastal living.

### SUMMARY

Bedrooms: 4  
Bathrooms: 4½  
Floors: 1½  
Foundation: Crawlspace-pier

### DIMENSIONS

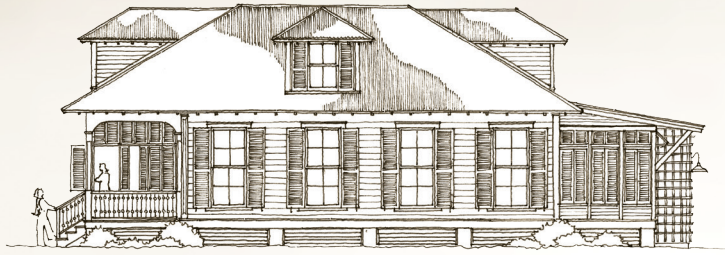
Width: 32'  
Depth: 58'-6"  
Height: 24'-8" to highest ridge  
Ceiling Height: 10'-3" main floor  
8'-6" upper floor

### AREA

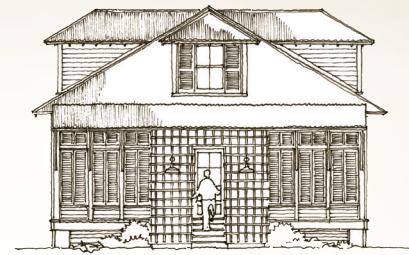
Conditioned: 2,267 sq. ft.  
Porches: 356 sq. ft.  
TOTAL: 2,623 sq. ft.

### RE-USE FEE/RESTRICTIONS

Construction Documents: Schedule 'G'  
Interiors Package: Schedule '5'

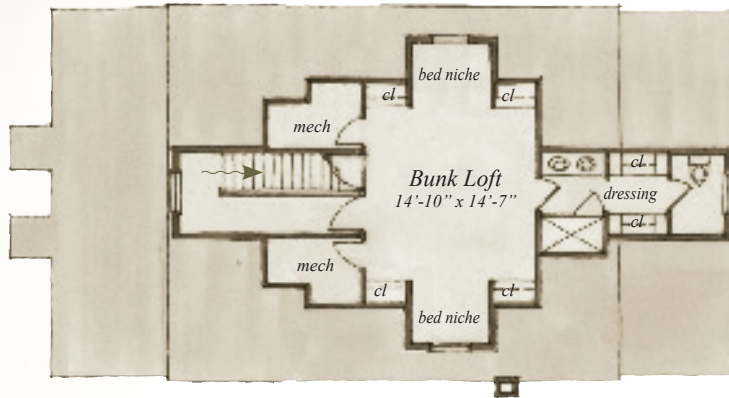


SIDE ELEVATION



REAR ELEVATION

## FLOORPLAN



UPPER FLOOR  
726 S.F.



MAIN FLOOR  
1,541 S.F.

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

## ARCHITECTURAL DETAILS

### EXTERIOR:

- Casual cottage with Folk influences, such as exposed rafter tails, decorative wood posts and railings.
- Lap siding with lattice accents and corrugated metal roof in keeping with regional vernacular
- 10' deep covered front porch offers outdoor living space and encourages neighborhood interaction
- Oversized windows with 4 over 4 lite pattern and operable louvered shutters
- Exterior storage concealed with lattice detail

### INTERIOR:

- Well-proportioned trim details in keeping with architectural style
- Bunkroom with built-in window seats and bookshelves
- Extensive use of transoms over doors and openings for shared light
- Select rooms detailed with vertical butt-board paneling and wainscoting
- Bedrooms feature built-in closetry with suitcase platform to accommodate guests

## 27 CAPE SAN BLAS

### PLAN PRICING:

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

SCHEDULE '5' INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$40 GROUND SHIPPING/HANDLING

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