

# 53 BLUFFTON TRAIL

OUR  
TOWN  
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

## HIGHLIGHTS

**2,149 square feet**

**4 Bedrooms**

**3½ Bathrooms**

**10' deep front porch**

**Rear screen porch**

**Study**

**Service entry /  
mudroom**



CREATE A PLACE WHERE TRADITION CAN ENDURE with 53 Bluffton Trail, a raised cottage steeped in regional tradition. Perfect for the neighborhood setting, this plan offers a relaxed floorplan with a playful bunkroom and upper floor study.

### SUMMARY

Bedrooms: 4  
Bathrooms: 3½  
Floors: 1½  
Foundation: Crawlspace-pier

### DIMENSIONS

Width: 36'-4"  
Depth: 65'  
Height: 25'-5" to highest ridge  
Ceiling Height: 9'-7" - main floor  
8'-2" - upper floor

### AREA

Conditioned: 2,149 sq. ft.  
Porches: 619 sq. ft.  
TOTAL: 2,768 sq. ft.

### RE-USE FEE/RESTRICTIONS

Construction Documents: \$2,250  
Interiors Package: \$500

No re-use within state of Florida

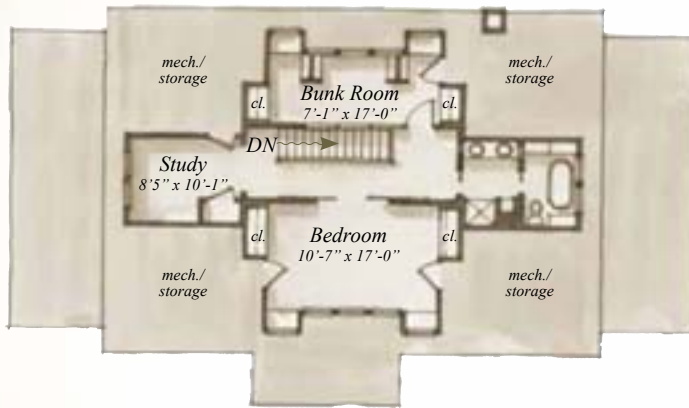


SIDE ELEVATION



REAR ELEVATION

## FLOORPLAN



UPPER FLOOR  
715 S.F.



MAIN FLOOR  
1,434 S.F.

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

## ARCHITECTURAL DETAILS

### EXTERIOR:

- Casual, raised cottage with exposed rafter tails, lap siding and 5V metal roof reflective of regional vernacular
- 10' deep covered front porch encourages neighborhood interaction
- Rear screened porch for sheltered outdoor enjoyment
- Windows with 4 over 1 lite pattern and operable louvered shutters

### INTERIOR:

- Well-proportioned trim details in keeping with architectural style
- Bunkroom with built-in window seats and bookshelves
- Transoms over doors and between rooms allow for shared light
- Select rooms detailed with vertical buttboard paneling and wainscoting
- Bedrooms feature built-in closetry with suitcase platform to accommodate guests
- Pocket and sliding doors enhance flow between rooms

## 53 BLUFFTON TRAIL

### PLAN PRICING:

\$2,250 CONSTRUCTION DOCUMENTS RE-USE FEE (INCLUDES 3 PLAN SETS)

\$500 INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$20 GROUND SHIPPING/HANDLING

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