

# 55 SHENANDOAH COURT

OUR  
TOWN  
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

## HIGHLIGHTS

3,175 square feet

3 Bedrooms plus  
bunk room

3½ Bathrooms

Wrap-around Screen  
Porch with outdoor  
fireplace

Kitchen with island

Upper floor loft



CREATE A PLACE WHERE TRADITION CAN ENDURE with 55 Shenandoah Court, a folk cottage with slender porch columns, exposed rafters and a steeply pitched gable roof. Board and Batten siding and a standing seam copper roof add to the home's cottage appeal. On the interior, an open floorplan with private bedroom suites makes this home well suited for a primary residence or a vacation getaway.

### SUMMARY

Bedrooms: 3  
Bathrooms: 3½  
Floors: 1½  
Foundation: Crawlspace-pier

### DIMENSIONS

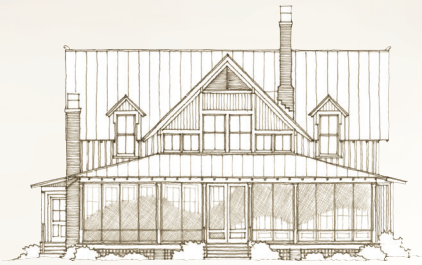
Width: 55'-7"  
Depth: 66'-9"  
Height: 32'-11" to highest ridge  
Ceiling Height: 10' main floor  
9'-8" upper floor

### AREA

Conditioned: 3,175 sq. ft.  
Porches: 1,020 sq. ft.  
TOTAL: 4,195 sq. ft.

### RE-USE FEE/RESTRICTIONS

Construction Documents: Schedule 'I'  
Interiors Package: Schedule '7'

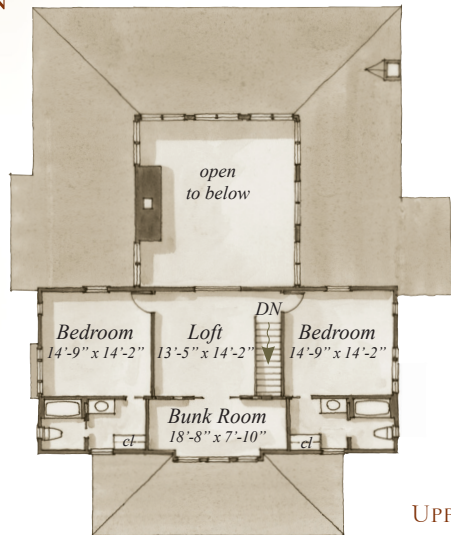


REAR ELEVATION

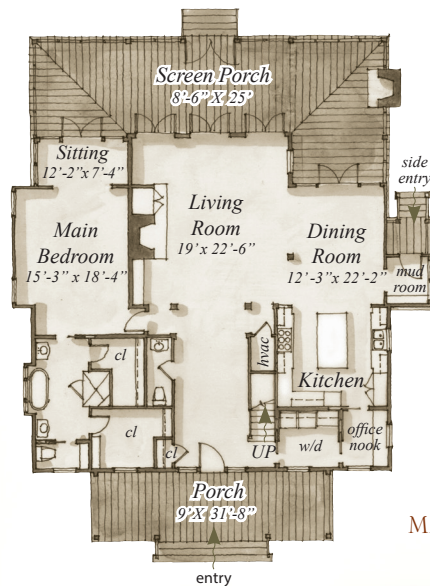


SIDE ELEVATION

## FLOORPLAN



UPPER FLOOR  
1,015 S.F.



MAIN FLOOR  
2,125 S.F.

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

## ARCHITECTURAL DETAILS

### EXTERIOR:

- Playful cottage with Folk details, such as slender porch columns, exposed rafters, board and batten siding, and a standing seam copper roof
- Oversized windows with 2-over-2 lite patterns framed by operable batten plank shutters
- Well-proportioned and detailed front door with sidelights and transom
- Deep porches provide for neighborhood interaction and outdoor enjoyment
- Brick pier foundation with lattice insets

### INTERIOR:

- Well-proportioned trim details in keeping with architectural style and walls detailed with buttboard paneling
- Kitchen with integrated appliances and furniture quality island
- Living room with true masonry fireplace flanked by built-in entertainment cabinet and bookshelves
- Transoms above doors allow for shared light
- Traditional ladder doors reinforce cottage feel

## 55 SHENANDOAH COURT

### 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  
P L A N S