

# 71 BAY ST. LOUIS LANE



CREATE A PLACE WHERE TRADITION CAN ENDURE

## HIGHLIGHTS

1,560 square feet

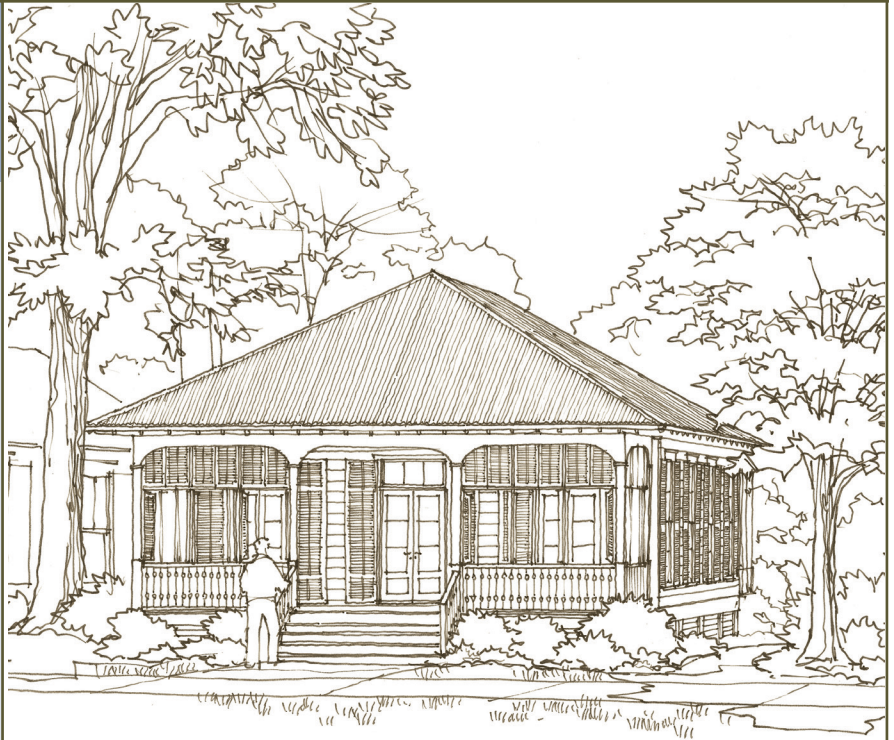
3 Bedrooms

3½ Bathrooms

Open living room and kitchen space

Shuttered front porch

Exterior storage closets concealed with lattice detail



CREATE A PLACE WHERE TRADITION CAN ENDURE with 71 Bay St. Louis Lane, a cozy cottage with surprising elbow room. Well-suited for a vacation residence, this home nestles snugly into any setting with simple, yet charming, detail. A large front porch is wrapped with shutters to control light, breezes and privacy, extending the living space with a functional, outdoor room equally perfect for entertaining guests or for leisurely afternoon naps.

### SUMMARY

Bedrooms: 3  
Bathrooms: 3½  
Floors: 1  
Foundation: Crawlspace-pier

### DIMENSIONS

Width: 32'-0"  
Depth: 58'-6"  
Height: 24'-10" to highest ridge  
Ceiling Height: 10'-1"

### AREA

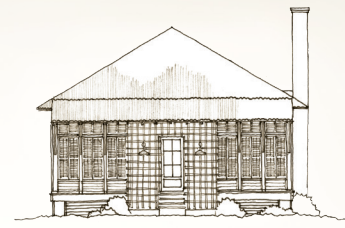
Conditioned: 1,560 sq. ft.  
Porches: 325 sq. ft.  
TOTAL: 1,885 sq. ft.

### RE-USE FEE/RESTRICTIONS

Construction Documents: Schedule 'D'  
Interiors Package: Schedule '3'

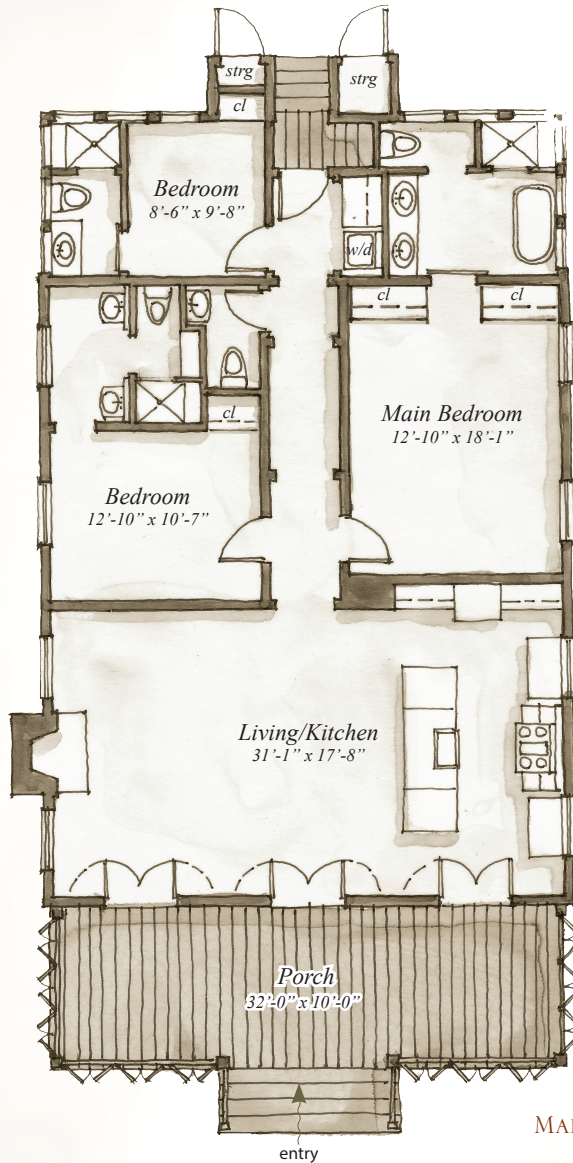


SIDE ELEVATION



REAR ELEVATION

## FLOORPLAN



MAIN FLOOR  
1,560 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, detailed posts and decorative wood railings
- Traditional materials including lap siding with lattice accents and corrugated metal roof
- 10' deep front porch with operable shutters provides flexible outdoor living space
- Exterior storage concealed with lattice detail

### INTERIOR:

- Well-proportioned trim and interior detail in keeping with architectural style and Folk character
- High ceilings and oversized windows add spaciousness to interior
- Transoms between rooms allow for shared light and maintain rhythm though interior spaces
- Kitchen cabinetry with integrated pot rack and open storage for a cottage living environment
- Traditional masonry fireplace with detailed mantle
- Bedrooms feature built-in closetry with suitcase platform to accommodate guests

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### PLAN PRICING:

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

SCHEDULE '3' INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$40 GROUND SHIPPING/HANDLING

OUR  
TOWN  
PLANS