

The Cedarcliff

BY LIVING STONE CONSTRUCTION



The Cedarcliff is a universally designed home that maximizes your mountain views, boasts a more rustic craftsman feel, and is incredibly energy efficient. This floor plan works well, on a sloping lot, for families of all sizes and ages. With a large master suite on the main level, home office, and large entertaining spaces, it is ideal for the couple that is looking to slow down their professional life and begin enjoying mountain living. Since it has overflow bedrooms, bathrooms, and recreational space on the lower level, family and friends can stay as (little or) long as you like! This 3 bedroom, 3.5 bath can easily be converted into 4 bedrooms and 4 full baths by enclosing the home office. Perhaps the best feature of this home is its orientation to the mountain views and its gracious outdoor living. This “right sized” plan allows for 1,748 hsf on the main level and an additional 1,116 of hsf on the lower level. The foundation can be placed over a crawl space, unfinished basement, or finished lower level (as shown) depending on your needs and desired budget.

Choose from one of Living Stone’s stock plans and let us customize them for you at a fraction of an architect’s costs.



Specifications

- Craftsman Home Built by Living Stone Construction, Inc.
- 2,864 heated square foot home (including finished lower level)
- 3 or 4 bedroom, 3.5 or 4 full baths
- Energy Star Rated Home, Utility discounts - eligible
- NC Greenbuilt certified for high IAQ (indoor air quality)
- Attached 2 Car Garage
- High efficiency Heat pump or Dual fuel furnace (optional geothermal)
- High efficiency heat pump water heater
- Fireplaces on both levels
- Master suite access to screened porch
- Wrap around decks and porches
- Views maximized from every angle

Exterior Features

- Natural stone veneer, columns and pebble dash stucco
- Aluminum clad windows with SDLs, Low-E glass and Argon gas
- Hardi-plank Siding, cedar brackets
- Natural and other low maintenance exterior finishes
- Architectural shingles
- Large covered front porch and spacious wrap-around deck
- Over-sized front door
- Tyvar house wrap and moisture barrier
- Window wrap on all windows
- Custom milled porch and deck railings

Interior Features

- 9 foot ceilings throughout main level with 8' window head heights
- Vaulted ceilings in great room, dining and kitchen and wall of glass to the decks
- Large open kitchen with bar and oversized island with seating
- Universal design (Aging-in-place living)
- Granite countertops
- Stainless steel appliances
- Large walk-in master closet (California style) with laundry exchange
- Spacious mudroom with built-ins
- 3" Oak Hardwood flooring and tile floors throughout both levels
- Kohler plumbing fixtures
- Foam insulation, Large attic rooms for climatized storage

FINISHES FULLY CUSTOMIZABLE



GREEN AND ENERGY EFFICIENT



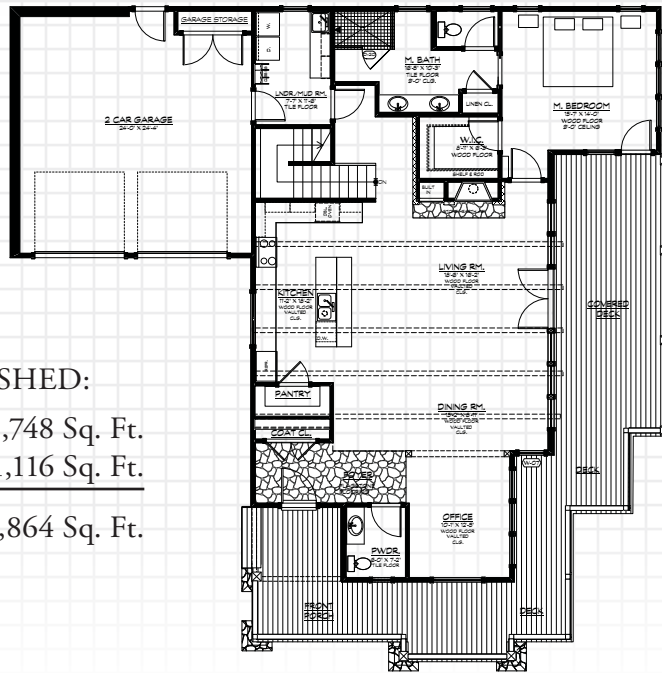
LOW MAINTENANCE



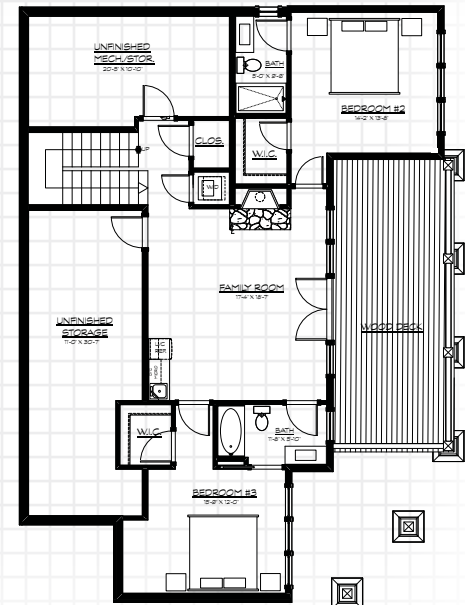
UNIVERSAL DESIGN



LOTS OF STORAGE



MAIN LEVEL



LOWER LEVEL

HEATED/FINISHED:

Main level: 1,748 Sq. Ft.

Lower Level: 1,116 Sq. Ft.

Total: 2,864 Sq. Ft.



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