

The Modern Prairie

BY LIVING STONE CONSTRUCTION



The Modern Prairie is from our popular contemporary line of plans. This home is perfect for families of all ages because it has main level living through its Universal Design. It features approximately 3,030 heated square feet, 4 bedrooms, 3.5 baths, a sky loft, dramatic open riser light tunnel, an oversized garage, and a garden room. This plan works well on any type of lot, including sloped (or steep) lots, and affords lots of outdoor living off the back with a porch, full width deck, and patio space below. The home has oversized windows throughout, especially in the back where virtually the entire wall is glass. Like all Living Stone homes, this model is certified Energy Star and NC Greenbuilt with its passive solar design and smart floor plan.

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

- 3,030 heated square foot home
- 4 bedroom, 3 1/2 bath
- Energy Star Rated Home, Utility discounts - eligible
- NC Greenbuilt
- Passive Solar Design
- Attached 2 Car Garage and garden room
- Screen porch, patio and full deck
- Master suite access to deck
- High efficiency Heat pump or dual fuel furnace (optional geothermal)
- Heat Pump water heater
- See through, or double fireplace

Exterior Features

- Natural stone veneer, columns and flagstone porch and chimney
- Jeld-Wen Premium Vinyl windows with SDLs, Low-E glass
- Hardi-plank Siding, cedar brackets
- Low maintenance exterior finishes
- Architectural shingles
- Covered front porch, large back deck and screened porch
- Over sized windows to maximize views
- Typar house wrap and moisture barrier
- Window wrap on all windows
- Cable railing

Interior Features

- 9 foot ceilings throughout main level
- Vaulted ceilings in great room and master suite
- Large open kitchen with bar and formal room
- Universal design, Aging-In-Place
- Granite countertops
- Stainless steel appliances
- Large walk-in master closet (California style) with direct access to master bath
- Large laundry with built-ins
- 3" Oak Hardwood flooring and tile floors throughout main level
- Kohler Plumbing Fixtures
- Foam roof insulation
- Skyloft serves as an upstairs home office, music room, or play room
- Lower level has its own suite
- Lots of storage space

FINISHES FULLY CUSTOMIZABLE



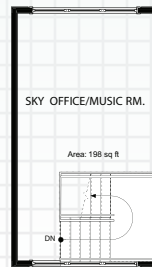
GREEN AND ENERGY EFFICIENT



LOW MAINTENANCE



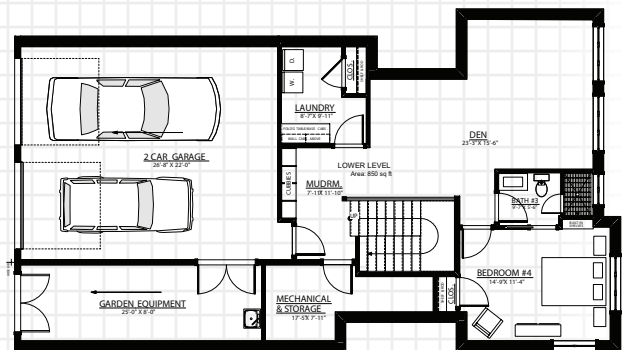
UNIVERSAL DESIGN



UPPER LEVEL



MAIN LEVEL



BASEMENT

FLOOR PLAN HEATED/FINISHED:

Floor 1:	1,982 Sq. Ft.
Floor 2:	198 Sq. Ft.
Lower Level Finished:	850 Sq. Ft.
Total:	3,030 Sq. Ft.



706 NC Highway 9, Black Mountain, NC 28711
 828.669.4343 • information@LivingStoneConstruction.com
 www.LivingStoneConstruction.com

