

# The Sunset Rose

BY LIVING STONE CONSTRUCTION



**The Sunset Rose** is a universally designed home that not only boasts a quaint craftsman architectural feel, but also incredibly energy efficient construction. This compact floor plan works well for a starter home, someone looking to downsize, or for a mountain getaway. It simply adds a second story to our Sunset Model. It is designed to take advantage of the naturally sloping lot (above the road or below). This 4 bedroom, 3 bath home has 2,533 heated square feet with no wasted space. This plan can be adapted to fit your needs, your lot, or your wallet by building on a crawl space, a basement for the garage, or a fully finished lower level. Enjoy your view of the sunset in this home designed to maximize your views and your 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.
- 2,533 heated square foot home (starting on a crawl or can add basement option)
- 4 bedroom, 3 full bath
- Energy Star Certified Home, Utility discounts - eligible
- NC Greenbuilt certified for high IAQ (indoor air quality)
- Can add basement garage or finished lower level
- Master suite access to deck
- High efficiency heat pump, or dual fuel furnace (optional geothermal)
- High efficiency heat pump water heater
- Views maximized by glass sliders across the back of the home
- Large open decks and patio

## Exterior Features

- Natural stone veneer, columns and pebble dash stucco
- Jeld-Wen Premium Vinyl windows with SDLs, Low-E glass
- Hardi-plank Siding, cedar brackets
- Natural and other low maintenance exterior finishes
- Architectural shingles and metal roof accents
- Large covered front porch and ample back deck and/or patio
- 2x6 Exterior walls for maximum insulation
- Tyvek house wrap and moisture barrier
- Window wrap on all windows
- Custom milled porch and deck railings

## Interior Features

- 10' ceilings on main and lower levels, 9' ceiling upstairs
- Vaulted ceilings in master suite and upstairs bedrooms
- Large open kitchen with island
- Gas fireplace with natural stone surround
- Universal design (Aging-in-Place living)
- Granite countertops
- Stainless steel appliances
- Ample size walk-in master closet (California style)
- 3" Oak Hardwood flooring throughout
- Kohler Plumbing Fixtures
- Foam insulation in the roof for climatized storage

FINISHES FULLY  
CUSTOMIZABLE



GREEN AND  
ENERGY EFFICIENT



LOW MAINTENANCE



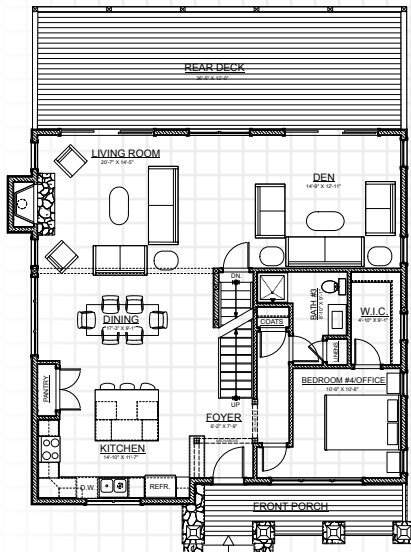
UNIVERSAL  
DESIGN



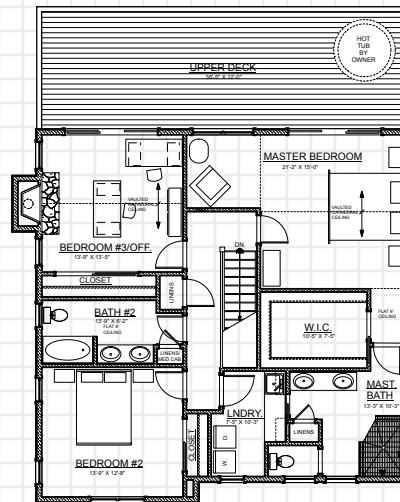
LOTS OF STORAGE



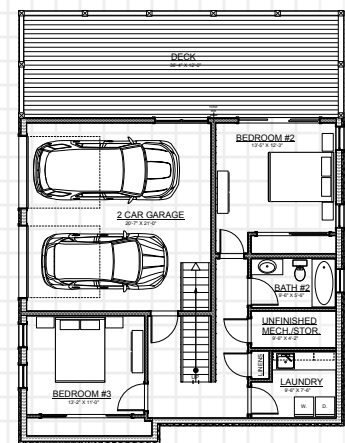
1ST FLOOR



2ND FLOOR



OPTION:  
LOWER LEVEL WITH GARAGE



HEATED/FINISHED:

First Floor:	1,281 HSF
Second Floor:	1,252 HSF
<b>Total:</b>	<b>2,533 HSF</b>

HEATED/FINISHED:

First Floor:	1,281 HSF
Second Floor:	1,252 HSF
Lower Level:	1,054 HSF
<b>Total:</b>	<b>3,587 HSF</b>