

The Ava Simone

BY LIVING STONE CONSTRUCTION



The Ava Simone is one of our popular Craftsman plans that was approved by *Southern Living* magazine. This universally designed home not only boasts a quaint craftsman architectural feel, but also incredibly energy efficient construction. This floor plan works well for families of all size and ages. Since it has two bedrooms with two full baths on the main level, it works great for families with younger children, but since it has a bonus room upstairs, it also works well for the next generation to accommodate guests or a home office. This 3 bedroom, 3 bath house has 1,679 heated square feet on the main level with a bonus room upstairs expanding an additional 276 hsf. The foundation can be placed over a crawl space, unfinished basement, or finished lower level depending on your needs.

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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.
- *Southern Living* approved floor plan
- 1,955 heated square foot home
- 3 bedrooms, 3 full baths
- Energy Star Rated Home, utility discounts - eligible
- NC Greenbuilt certified for High IAQ (*Indoor Air Quality*)
- Attached 2 car garage with area for workshop
- Master suite access to deck
- High efficiency heat pump (or dual fuel furnace)
- High efficiency heat Pump water heater
- Gas direct-vent fireplace

Exterior Features

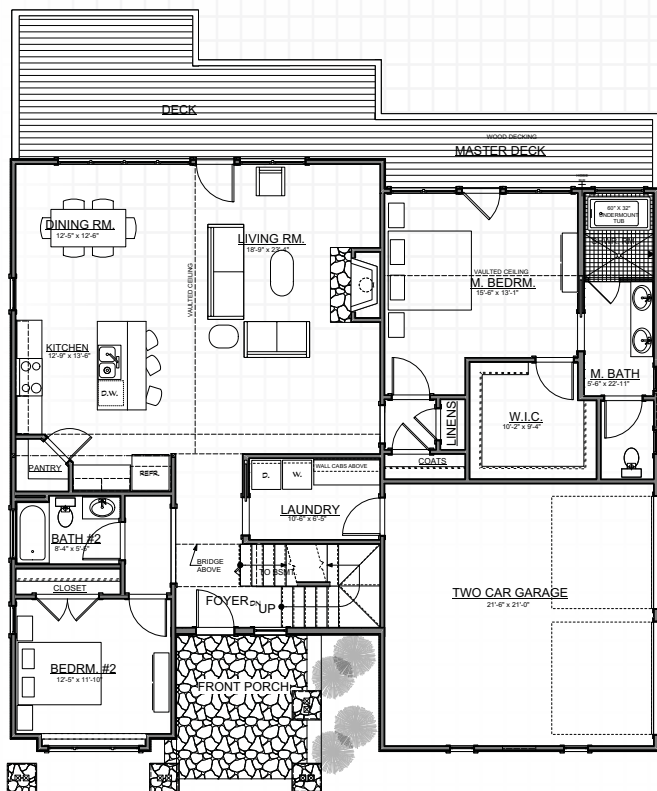
- Natural stone veneer, columns and flagstone porch
- Vinyl windows with SDLs, Low-E glass
- Hardi-plank Siding, cedar brackets
- Low maintenance exterior finishes
- Architectural shingles and metal roof accents
- Covered front porch (*courtyard*) and full back deck
- Craftsman solid wood front door
- Custom milled porch and deck railings

Interior Features

- 9' ceilings throughout main level
- Vaulted ceilings in great room and master suite
- Large kitchen open to bar, dining and living areas
- Universal design (*Aging-in-Place living*)
- Granite countertops
- Stainless steel appliances
- Large walk-in master closet (*California style*)
- Laundry (*off the garage*) with built-ins
- 3" oak hardwood flooring and tile floors throughout main level
- Kohler plumbing fixtures
- Large attic rooms with foam insulation for climatized storage
- Upstairs bonus bedroom with closet and bath
- Customized selections on each home

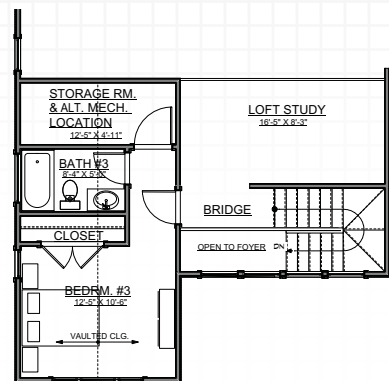
These features are part of every Living Stone built home:

-  *Finishes Fully customizable*
-  *Green and Energy Efficient*
-  *Low Maintenance*
-  *Universal design*
-  *Lots of storage*



FLOOR 1

HEATED/FINISHED SQUARE FOOT SUMMARY:	
Floor 1:	1,679 hsf
Floor 2:	276 hsf
Total Heated:	1,955 hsf



FLOOR 2

Call to learn more about how this floor plan may be customized to fit **your** needs!

855.720.2435