

The Marion

BY LIVING STONE CONSTRUCTION



The Marion is a universally designed home that maximizes your mountain views, boasts a real old-world feel, and is incredibly energy efficient. The most spacious of all our floor plans, this works well on a flat or sloping lot, and is ideal for large (or corner) lots with the side load garage. With a large master suite, open entertaining spaces including a dining room and study all on the main level, it is ideal for the couple that is looking to slow down their professional life and begin enjoying mountain living. Since it has separate suites on the main level and upper levels, extended families can stay as (little or) long as you like! This 4 bedroom (4 bath home) can easily be converted into more play space (or craft space) by utilizing the bonus room or adding a lower level. Perhaps the best feature of this home is its orientation to the mountain views from the living room, master bedroom, or covered porches. This plan allows for 3,040 heated square feet on the main level and an additional 1,758 of hsf on the upper level. This home can be built on a slab, over a crawl space, or on a basement 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

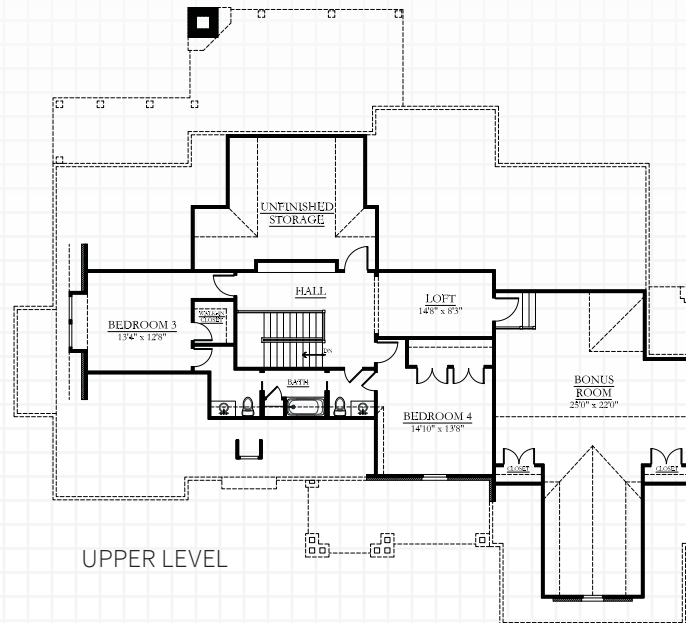
- Old World style home built by Living Stone Construction, Inc.
- 4,798 heated square foot home primarily on one level
- 4 bedrooms, 4 baths, separate dining room and study
- Energy Star Certified Home, utility discounts - eligible
- NC Greenbuilt certified for high IAQ (*indoor air quality*)
- Main Level 3 car garage with bonus room above
- Spacious living room with dramatic ceilings
- Large master suite with walk-in closet
- High efficiency heat pump (or dual fuel furnace)
- High efficiency heat pump water heater
- Views maximized by windows across the back of the home
- Courtyard entrance with side load garage
- Spa like master bath

Interior Features

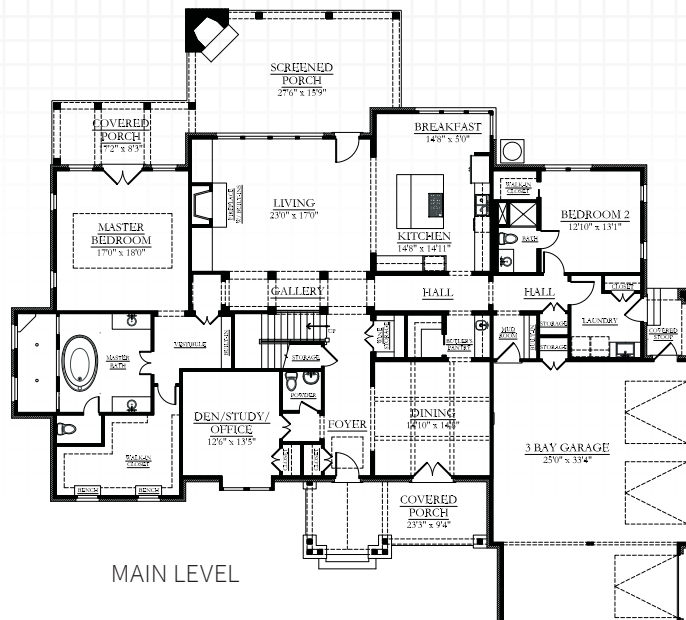
- Main level living with Universal design (*Aging-in-Place*)
- Large kitchen with island, breakfast nook, and butler's pantry
- Central staircase and gallery
- Gas fireplace with natural stone surround
- Granite countertops
- Stainless steel appliances
- Ample size walk-in master closet (*California style*) with natural light
- 3" oak hardwood flooring throughout
- Kohler plumbing fixtures
- Foam insulation in the roof for climatized storage
- Customized selections on each home

Exterior Features

- Natural stone veneer, columns and textured stucco
- Aluminum clad windows with SDLs, Low-E glass
- Natural stone, cedar brackets, and other low maintenance exterior finishes
- Architectural shingles and metal roof accents
- Covered front porch and screened back porch (*with optional fireplace*)
- Window wrap on all windows
- Custom milled porch and deck railings



UPPER LEVEL



MAIN LEVEL

SQUARE FOOT SUMMARY:


AREA


| | |
|----------------------|------------------|
| Main Level: | 3,040 hsf |
| Upper Level: | 1,758 hsf |
| Total Heated: | 4,798 hsf |


DIMENSIONS

| | |
|----------------------|-------|
| Width: | 86'8" |
| Depth: | 78'6" |
| Ceiling Main Level: | 10' |
| Ceiling Upper Level: | 9' |

These features are part of every Living Stone built home:

 *Finishes Fully customizable*

 *Green and Energy Efficient*

 *Low Maintenance*

 *Universal design*

 *Lots of storage*

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

855.720.2435