



# THE ROCKCLIFF

BY LIVING STONE CONSTRUCTION



**THE ROCKCLIFF** is a universally designed home that not only boasts a more rustic craftsman architectural feel, but also incredibly energy efficient construction. This floor plan works well for families of all sizes and ages. Since it has two bedrooms with two full baths on the main level, the flex bedroom can be used as a home office for the work-from-home professional. Since it has two additional bedrooms upstairs, it also works well for families who have older children or occasional guests. This 4 bedroom/3 bath house has some amazing features built-in, but potentially the best feature is utilizing the porch and deck space to maximize the view on your lot! The plan design allows for 2076 hsf on the main level, while the upstairs contains an additional 786 hsf. The foundation can be placed over a crawl, unfinished basement, or finished lower level depending on your needs and desired budget.



**Choose from one of Living Stone Construction's stock plans from our Semi-Custom Plan Series.**

## SPECIFICATIONS

- Craftsman Home Built by Living Stone Construction, Inc.
- 2,862 heated square foot home in a gated community
- 4 bedroom, 3 full bath
- Energy Star Rated Home, Utility discounts - eligible
- Attached 2 Car Garage
- Natural gas and all under ground utilities
- Master suite access to deck
- High efficiency Heat pump
- Gas water heater
- Gas direct-vent fireplace

## EXTERIOR FEATURES

- Natural stone veneer, 2 stone fireplaces, columns and flagstone foyer and porch
- Semco clad windows with SDLs, Low-E glass
- Hardi-plank Siding, cedar brackets
- Low maintenance exterior finishes
- Lifetime Architectural shingles
- Large covered front porch and spacious wrap-around deck
- Extra-wide front door
- Tyvek house wrap and moisture barrier
- Window wrap on all windows
- Custom milled porch and deck railings
- Beautiful lot with stone outcroppings, a natural backyard, mature trees and an incredible view!

## 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 deck
- Large open kitchen with bar and huge island
- Universal design, ADA compliant main level living
- Granite countertops
- Kenmore stainless steel
- Large walk-in master closet (california style) with laundry exchange
- Large laundry with built-ins
- 3" Oak Hardwood flooring and stone floors throughout main level
- Kohler plumbing fixtures
- Foam insulation, Large attic rooms for climatized storage
- Carpet in the bedrooms and walk-in closets and tile in all baths



FIRST FLOOR PLAN HEATED/FINISHED:  
 FLOOR 1: 2,076 SQ. FT.  
 FLOOR 2: 786 SQ. FT.  
 TOTAL: 2,862 SQ. FT.

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