

# The Skylar

BY LIVING STONE CONSTRUCTION



**The Skylar** is a universally designed home that 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 three 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 4 bedroom/3 bath house has 1866hsf on the main level with a bonus room upstairs expanding an additional 265 heated square feet. 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'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.
- 2,131 heated square foot home in a gated community
- 4 bedroom, 3 full bath
- Energy Star Rated Home, Utility discounts - eligible
- Attached 2 Car Garage with area for workshop
- 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, columns and flagstone porch
- Jeld-Wen Premium Vinyl windows with SDLs, Low-E glass
- Hardi-plank Siding, cedar brackets
- Low maintenance exterior finishes
- Lifetime Architectural shingles and metal roof accents
- Large covered front porch and ample back deck
- Extra-wide front door
- Tyvek house wrap and moisture barrier
- Window wrap on all windows
- Custom milled porch and deck railings
- Flat front yard on a cul-de-sac with a natural backyard and mature trees

### Interior Features

- 9 foot ceilings throughout main level
- Vaulted ceilings in great room and master suite
- Large open kitchen with bar and keeping room
- Universal design, ADA compliant main level living
- Granite countertops
- Kenmoore stainless steel
- Large walk-in master closet (california style) with direct access to,
- Large laundry with built-ins
- 2" Oak Hardwood flooring and slate tile floors throughout main level
- Kohler Plumbing Fixtures
- Foam insulation, Large attic rooms for climatized storage
- Upstairs bonus bedroom with carpet and walk-in closet and bath

FINISHES FULLY CUSTOMIZABLE



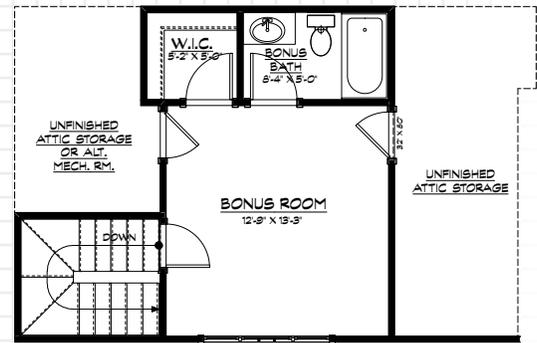
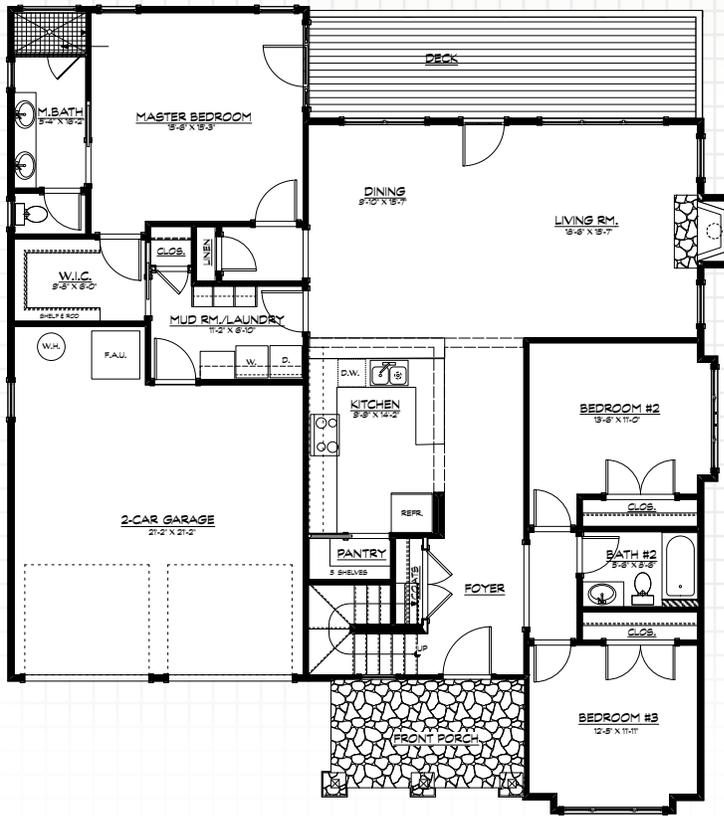
GREEN AND ENERGY EFFICIENT



LOW MAINTENANCE



UNIVERSAL DESIGN



FIRST FLOOR PLAN HEATED/FINISHED:

Floor 1:	1,866 Sq. Ft.
Floor 2:	265 Sq. Ft.
<b>Total:</b>	<b>2,131 Sq. Ft.</b>



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