



THE SKYLAR GRANDE

BY LIVING STONE CONSTRUCTION



THE SKYLAR GRANDE is an upgrade to our popular Skylar model that adds a screen porch, formal dining room, and a stone chimney. This universally designed home boasts a quaint craftsman architectural feel and an incredibly energy efficient construction. This floor plan works well for families of all sizes and ages. Families with younger children will enjoy the convenience of two bedrooms with two full baths on the main level, while the additional two bedrooms upstairs works well for the next generation to accommodate guests or a home office. This 4 bedroom/3 bath house has 1,866 HSF on the main level with a bonus room upstairs expanding an additional 782 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

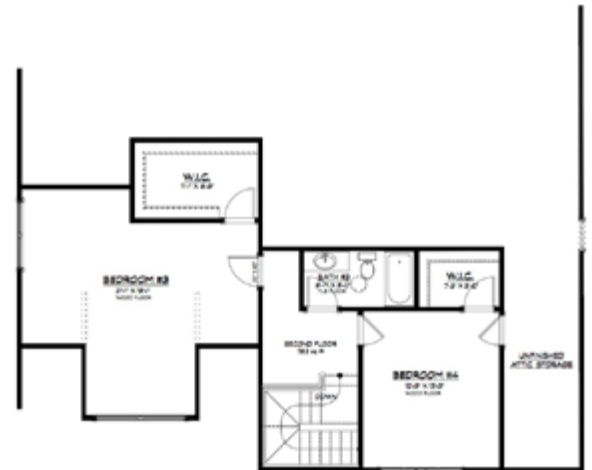
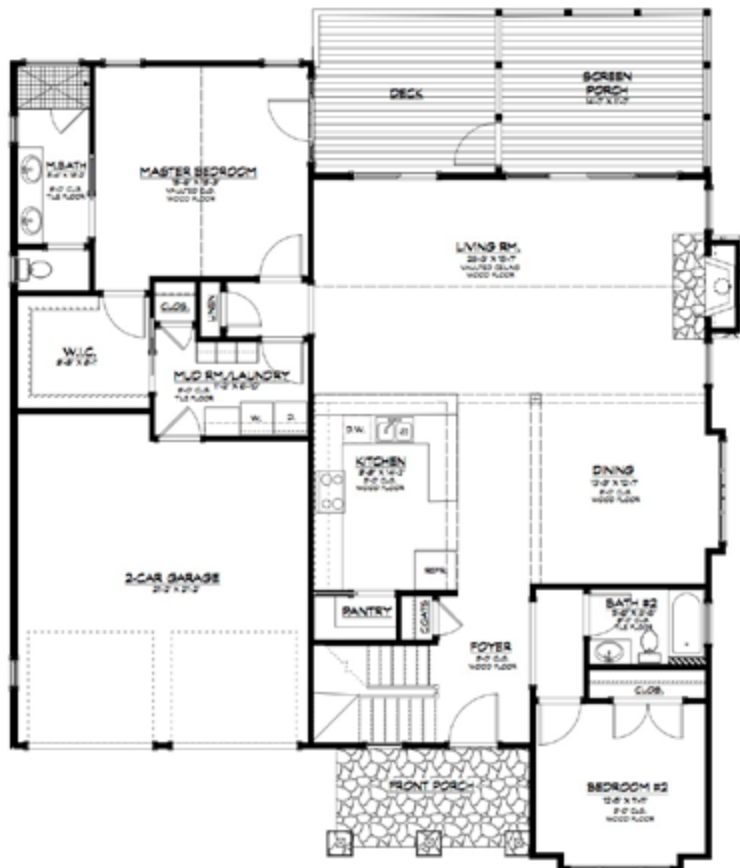
- Craftsman Home Built by Living Stone Construction, Inc.
- 2,648 heated square foot home in a gated community
- 4 bedroom, 3 full bath
- Energy Star Rated Home, Utility discounts - eligible
- Attached 2 Car Garage with area for workshop
- Natural gas and all under ground utilities
- Master suite access to deck
- High efficiency Heat pump
- Heat Pump water heater
- Gas direct-vent fireplace

EXTERIOR FEATURES

- Natural stone veneer, columns and flagstone porch and chimney
- Jeld-Wen Premium Vinyl windows with SDLs, Low-E glass
- Hardi-plank Siding, cedar brackets
- Cedar shingled bump-outs
- Low maintenance exterior finishes
- Architectural shingles and metal roof accents
- Large covered front porch, back deck and screened porch
- Craftsman front door
- Tyvek house wrap and moisture barrier
- Window wrap on all windows
- Custom milled porch and deck railings

INTERIOR FEATURES

- 9 foot ceilings throughout main level
- Vaulted ceilings in great room and master suite
- Large open kitchen with bar and formal room
- Universal design, ADA compliant main level living
- Granite countertops
- GE stainless steel appliances
- Large walk-in master closet (california style) with direct access to,
- Large laundry with built-ins
- 3" Oak Hardwood flooring and tile floors throughout main level
- Kohler Plumbing Fixtures
- Foam insulation, Large attic rooms for climatized storage
- Two upstairs bonus bedrooms with carpet and large walk-in closets
- Upstairs common bath with tub and shower
- Lots of storage space



FIRST FLOOR PLAN
HEATED/FINISHED:

FLOOR 1: 1,866 SQ. FT.

FLOOR 2: 782 SQ. FT.

TOTAL: 2,648 SQ. FT.

706 NC HWY 9, Black Mountain, NC 28711

P: 828.669.4343 • F: 828.357.5557 • www.livingstoneconstruction.com • information@livingstoneconstruction.com