

The Winsford

BY LIVING STONE CONSTRUCTION



The Winsford is a universally designed home that not only boasts a quaint old world architectural feel, but also incredibly energy efficient construction. This nicely designed floor plan works well for someone looking to downsize or for a mountain getaway. It is designed to take advantage of the naturally sloping lot (above the road or below). This 3 bedroom, 3½ bath home has 2,577 heated square feet with no wasted space. This plan can be adapted to fit your needs, your lot, or your wallet. Enjoy the views and efficient space planning in this home designed to maximize mountain life within a restricted footprint. Although currently shown over a finished lower level, this home can be built over a crawl space or unfinished basement.

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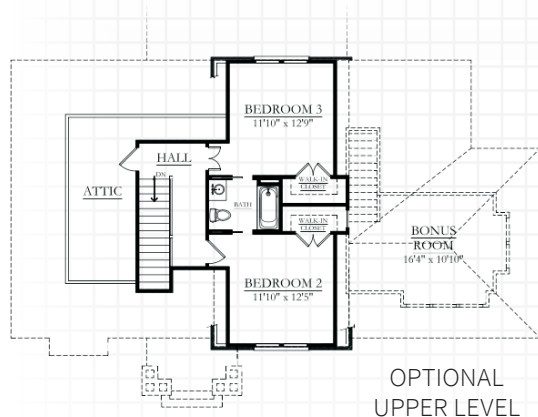


Specifications

- Old World style home built by Living Stone Construction, Inc.
- 2,577 heated square foot home (*including finished upper level*)
- 3 bedrooms, 3½ baths
- Energy Star Certified Home, utility discounts - eligible
- NC Greenbuilt certified for high IAQ (*indoor air quality*)
- Main level 2 Car Garage
- Spacious great room with vaulted ceilings
- Generous mud room with built-ins
- High efficiency heat pump, or dual fuel furnace
- High efficiency heat pump water heater
- Views maximized by windows across the back of the home
- Large open deck and patio

Exterior Features

- Natural stone veneer, columns and pebble dash stucco
- Vinyl windows with SDLs, Low-E glass
- Natural and other low maintenance exterior finishes
- Architectural shingles and metal roof accents
- Covered front porch and ample back deck and/or patio
- 2x6 exterior walls for maximum insulation
- Custom milled porch and deck railings



SQUARE FOOT SUMMARY:

AREA

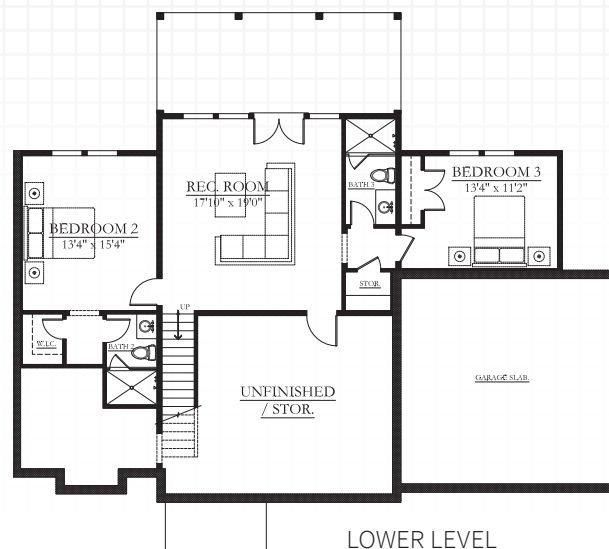
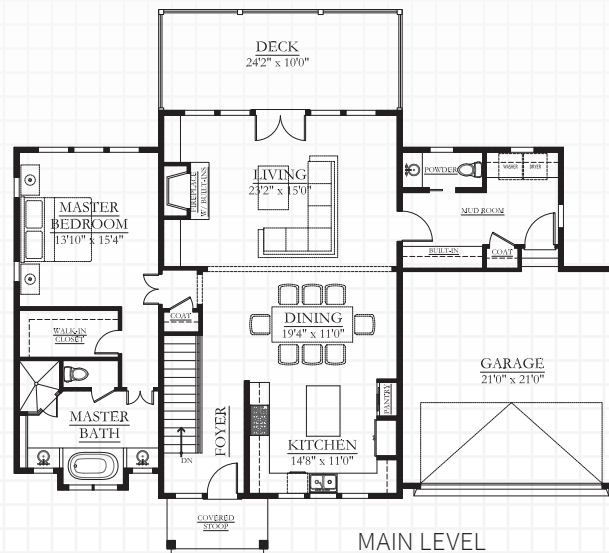
Main Level:	1,593 hsf
Lower Level:	984 hsf
Upper Level (<i>optional</i>):	527 hsf
Total Heated:	2,577 hsf

DIMENSIONS

Width:	60"
Depth:	53'6"
Ceiling MainLevel:	10'
Ceiling Upper Level:	10'

Interior Features

- Vaulted (or tray) ceilings in great room and master suite
- Large open kitchen with island
- Gas fireplace with natural stone surround
- Universal design (*Aging-in-Place living*)
- Granite countertops
- Stainless steel appliances
- Ample size walk-in master closet (*California style*)
- 3" Oak Hardwood flooring throughout
- Kohler Plumbing Fixtures
- Foam insulation in the roof for climatized storage
- Upper Level option (*not priced*)
- 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

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

855.720.2435