

A Written Walk-Through of the Home

A room-by-room description prepared from the first- and second-floor plans

4 BEDROOMS | 5 BATHS | TWO LEVELS | EXPANSIVE DECK & BALCONY

Overview. The floor plan presents a substantial two-level residence arranged for both everyday living and guest privacy. The main level combines the principal living, dining and kitchen spaces with a private bedroom suite, while the second level contains the primary suite plus two additional bedrooms. Large exterior living areas extend from the upper level on both sides of the home, creating an unusually strong indoor-outdoor relationship.

First Floor - Living, Entertaining and Guest Suite

Arrival and central circulation. The first floor is organized around a central stair and hall system. From this core, the plan opens into the living room, dining area, kitchen, breakfast nook and support spaces, allowing the main entertaining areas to connect without losing definition between rooms.

Living room. The living room is the largest interior gathering space on the first floor, measuring approximately 22'1" x 26'4". It occupies the right side of the main level and includes a fireplace along the exterior wall. Its scale provides room for multiple seating arrangements and a generous central conversation area.

Dining area. Adjacent to the living room is a dedicated dining area measuring approximately 19'1" x 8'0". The dining area sits along an exterior wall with multiple window openings and connects directly back toward the kitchen and central hall.

Kitchen and breakfast nook. The kitchen measures approximately 12'1" x 13'11" and is positioned on the left side of the main floor. It is complemented by a very large breakfast nook, approximately 16'11" x 14'6", giving the home a second informal dining and gathering area separate from the formal dining space.

Pantry, utility and laundry. Directly off the kitchen and hall are a pantry, a utility room and a dedicated laundry room. The laundry room measures approximately 9'2" x 7'11". These service spaces are grouped together, keeping household functions close to the kitchen while separated from the primary entertaining rooms.

First-floor bedroom suite. At the upper-left portion of the plan is a private bedroom measuring approximately 14'1" x 11'8". Immediately adjoining it are a full bath, approximately 9'10" x 5'5", and a walk-in closet measuring approximately 3'11" x 5'5". This arrangement allows the first floor to function well for guests, extended family, or anyone who prefers to avoid stairs.

Additional first-floor bath. A separate full bath, approximately 8'9" x 6'9", is located near the central stair and main living areas, convenient to visitors and day-to-day use.

Second Floor - Primary Suite, Additional Bedrooms and Outdoor Living

Primary bedroom suite. The primary suite occupies the left side of the second floor. The bedroom itself measures approximately 16'11" x 18'11", making it the largest bedroom in the home. The suite includes a primary bath measuring approximately 11'6" x 14'8" and a separate walk-in closet measuring approximately 5'11" x 14'8". Together, these spaces create a substantial private owner's retreat.

Second bedroom. At the upper-right portion of the second floor is a bedroom measuring approximately 13'11" x 15'3". A nearby full bath measuring approximately 5'4" x 7'7" serves this side of the upper level.

Third upper-level bedroom. The lower-right bedroom measures approximately 17'3" x 10'4". It is positioned beside another full bath, approximately 8'4" x 5'1", and a walk-in closet measuring approximately 8'4" x 2'11". This gives the upper floor three bedrooms in total, including the primary suite.

Upper hall and stair. A central hall and stair landing connect all three upper-level bedrooms and baths. The arrangement creates separation between the primary suite and the two additional bedrooms while keeping the floor easy to navigate.

Expansive upper deck. One side of the second floor opens to a broad exterior deck labeled approximately 44'10" x 20'3" at its principal dimension. The deck extends across much of the width of the house and then continues in an L-shaped return, providing a large outdoor area for dining, lounging and entertaining.

Large balcony. On the opposite side of the second floor is another substantial balcony, approximately 39'4" x 18'10". With major outdoor spaces on both sides of the upper level, the home offers multiple settings for open-air living and for enjoying different exposures throughout the day.

How the Home Lives

Taken as a whole, the plan is designed to accommodate several ways of living at once. The main floor is centered on entertaining and daily life, with a large living room, two dining areas, a full kitchen and a private bedroom suite. Upstairs, the primary suite is separated from two additional bedrooms, while the expansive deck and balcony add significant outdoor living space. The combination of four bedrooms, five baths, generous common areas and large exterior gathering areas makes the layout well suited to a private residence, multigenerational use, guests, retreats or other hospitality-oriented living arrangements, subject to applicable approvals and use restrictions.

Plan Note: This narrative is based solely on the provided floor plans. Room dimensions are approximate as labeled on those plans. The plans should be independently verified for measurements, square footage, room use, structural conditions and permitted use before relying on them for purchase or other decisions.