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# LUXURY

## HOME DESIGN

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# LUXURY

## HOME DESIGN



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ON THE COVER: This design by Dan Sater is one of this issue's featured homes. Learn more about plan HWL2100004 in the article "Modern Italian Renaissance" on page 20. Photo by CJ Walker.



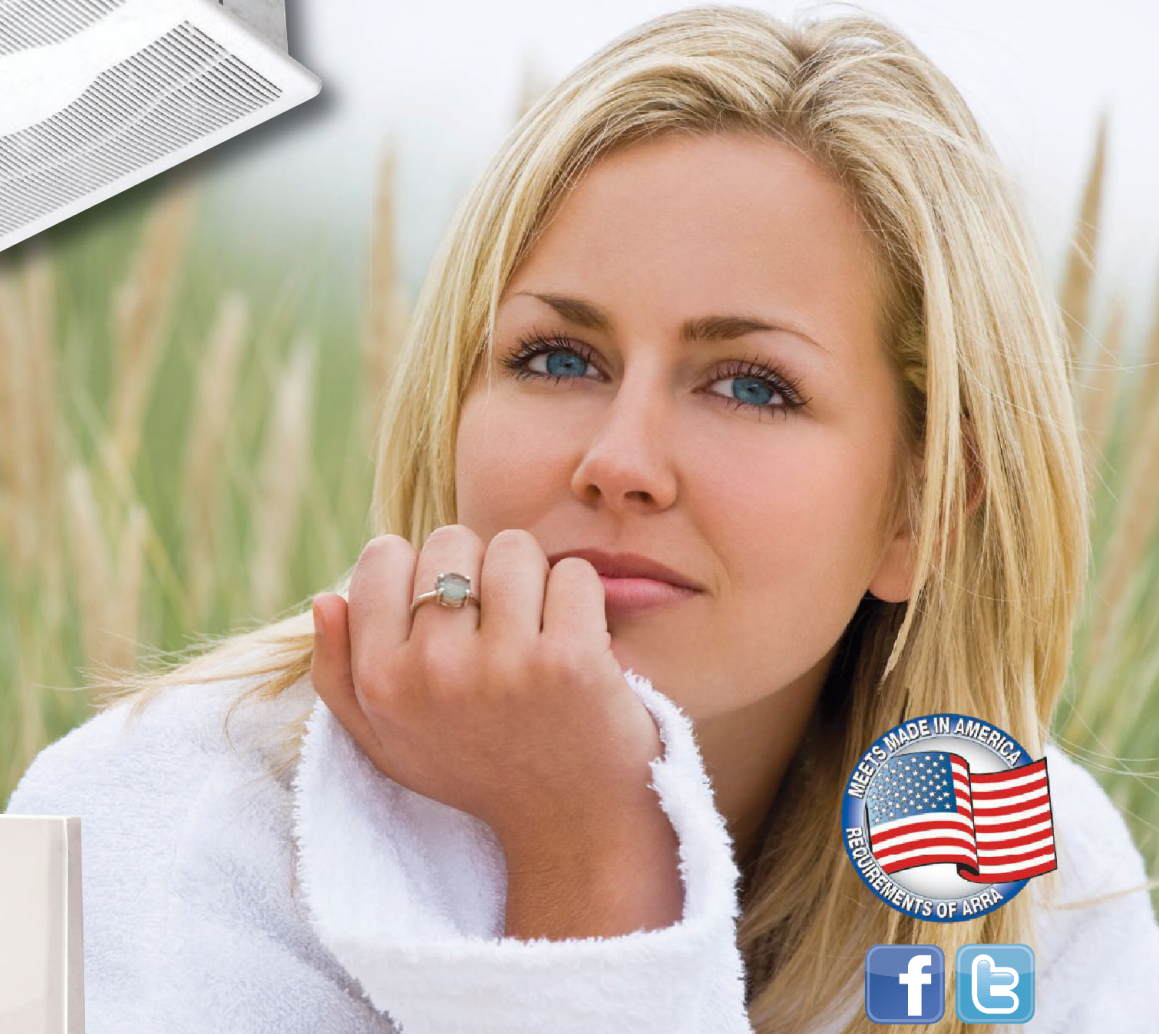
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# LUXURY

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getaway homes

# The Great Escape

PHOTO BY RICHARD LEO JOHNSON, COURTESY OF SATER DESIGN GROUP.

The veranda of this splendid home frames the view to great effect. To learn more about this home, visit [eplans.com](http://eplans.com) and enter plan code HWEPL08712.





# Tips for Building the Waterfront Home of Your Dreams

By Lisa Siglag and Aurora Zeledon

COOL SEA BREEZES, SERENE LAKE VIEWS, OR RIVER VISTAS PROVIDE the ultimate backdrop for your getaway home. The goal is to take the best advantage of your spectacular location, while considering the practical details of building a home that will be subject to challenging conditions, such as salt air, high winds, and even wildfires. On these pages, we provide you with a combination of inspiring photos and expert advice to create the ultimate getaway home.

## Get to Know Your Site

Mark Johnson, editor in chief of Cabin Life magazine, suggests first getting to know your site by camping at your location overnight so that you can see how the sun and scenery interact throughout the day. For a more energy efficient home, consider how you can orient the house on the lot to take advantage of passive solar benefits. Once you have an idea of what conditions are like, you'll have a better idea of what kind of plan to look for to display the site to full advantage.



PHOTO COURTESY OF VIBBEEN ASSOCIATES, INC.

Isn't this bunk room adorable? It's a great way for visiting families with children to share a room without feeling cramped. In a primary residence, kids can host sleepovers in their rooms without cluttering the family room with sleeping bags. To learn more about plan HWL2100095, see page 113.





PHOTO BY LAURENCE TAYLOR

Here's a great open kitchen and leisure room layout that will bring everyone together. Two separate islands ensure room for plenty of cooks in the kitchen. To learn more about this home, visit [eplans.com](http://eplans.com) and enter plan code HWEPL63712.

## Creating "The Big Wow"

From the moment you set foot in your home, you'll want "the big wow," according to architect Wayne Visbeen, AIA, IIDA, president of Visbeen Associates, Inc. in Grand Rapids, Michigan. "We're going to try to walk you into the view," he says. To get this effect, look for a plan with public spaces—rather than bathrooms or the laundry room—facing the waterfront to take full advantage of the view. Window walls can create a panoramic view, especially when they flow from room to room. Open layouts with an emphasis on casual spaces like family rooms and kitchens give a feeling of spaciousness and foster a sense of vacation togetherness.

The exterior is equally important. You'll want plenty of porches, patios, lanais and the like for such luxuries as watching the sunset, dining

alfresco, and simply taking in the views. Wayne Visbeen offers some very practical advice: "Look for different levels of patios, consider how you walk down to the water." Thinking about the position of the sun and the direction of the prevailing winds at your site, be sure to have outdoor areas that are protected from the elements and the insect world, as well as areas that are open to sunlight and breezes.

## Getting Personal

Now it's time to focus in on details. "Consider your lifestyle," says designer Dan F. Sater II, president and CEO of the Sater Group in Bonita Springs, Florida. "Do you like to entertain? Do you work at home? Do you have frequent visitors? Understanding how you live and how to accommodate your interests is very important in making sure the home plan you



select meets your needs," he says. Think about how you'll be using the home and what your favorite activities will be when you're there. Will it be your primary home or a vacation home? Are you likely to have only your immediate family using the home, or do you enjoy entertaining friends for extended stays?

The answers to these questions will help determine what's important to you in a plan. For instance, if you intend on hosting many overnight guests, be sure to choose a design with ample sleeping space, but this doesn't necessarily mean having lots of bedrooms. Lofts are common sleeping zones in vacation homes, though Johnson notes that if young children will be frequent guests, consider a more noise-proof arrangement so that they're not easily woken by noise from downstairs (nor will rambunctious little ones disturb the grown-ups). Novel solutions include wide window seats that double as beds, or bunk rooms, a feature of many Visbeen Associates plans. It's a good idea to have at least two bathrooms. Having sufficient storage space is important too, for stashing beach umbrellas, sports equipment, and outdoor furniture during the off-season. Don't forget to include enough room in the kitchen, too. If guests will help prepare food, "you might want an extra station for somebody to chop up carrots," Johnson suggests.

What's outside counts as well. Think about planning space for an outdoor shower, a grill area, and an outdoor refrigerator, advises Visbeen. Johnson also notes the growing popularity of the outdoor shower, which provides an ideal spot to hose down after a day on the water, keeping sand and muck out of the house.

Once you've established your priorities, you can search for designs that devote square footage to your most important rooms. You can also consider modifying a favorite design to accommodate those uses (see page 190 for more information on modifying a plan).

Above all, have fun with the process, and make the home reflect you! Johnson recommends filling an idea journal with

magazine cutouts of favorite plans, furniture, and decorating ideas. Another way to make it personal: incorporate local materials like stone or wood into the design to convey a unique sense of place.

### Practical Considerations

The idea of creating a home with unbelievable water views is, of course, very exciting, but before packing your water skis, consider your location to know which precautions you need to take in order to make your home last. Homes near the ocean face the challenges of salt air, wind, and erosion. "Waterfront homes require specialized foundation systems, such as pilings, elevated floor systems, breakaway or flow-through walls. It is important to consult your local building department and get the assistance of a local engineer," according to Sater.

Fire may be a concern, especially in wooded lake areas. Cabin Life offers great

fireproofing tips in the magazine and online, such as clearing brush and trees within 30 feet of your home and making sure it's accessible to fire trucks. Johnson also advocates outdoor sprinkler systems, noting that "a lot of cabins have been saved" this way. A great resource for this topic is [www.firewise.org](http://www.firewise.org).

In houses that may be unoccupied much of the year, security is another important issue. While you may wish to invest in an alarm system, Johnson's top method of theft prevention is simple and time-tested: "Make friends with your neighbors, especially year-round residents." They can call you if they notice something unusual happening, or a stranger prowling around. Other easy steps: keep window blinds down to hide valuables like flat-screen televisions, and strive for a lived-in look even when you aren't there. Johnson recalls a reader in Ohio who leaves garden tools out to make it seem as if he



PHOTO BY JEFF CARLAND, COURTESY OF VISBEEN ASSOCIATES, INC.

It's wise to choose a plan with a variety of types of outdoor spaces, so that you can enjoy the view in all kinds of weather. This plan offers both an open and screened porch. To learn more about plan [HWL2100115](#), see page 133.

## Assembling a Team of Experts

Assembling the team that will work on your project is a crucial step, one that will have a direct effect on your end product—and your happiness. Of course it's important to check references and to ensure that your professionals are properly licensed, but given the extensive interaction you'll likely have with your team members, a personal connection can be just as important. Ask yourself, does this person explain things well? Will I enjoy working out details with her? Does he have the same taste and sensibility? Does she understand my budgetary needs? If, for instance, you need to stick to a budget, you may not want a builder who is used to working with unlimited funds.

- **Architect:** In most cases you don't need an architect or residential designer when you buy a set of home plans. Is there something you want to change about the plan? Modification services can make all sorts of alterations, from adding a bathroom to redesigning the exterior. See page 190 for details.
- **Engineer:** Dan Sater says, "We try very hard to make sure our plans are as detailed and complete as possible. However, local building requirements vary from state to state and county to county," so find out which regulations apply in your area. If questions arise from your local building department,

or if there are issues about building on a particular site, you may need an engineer to address these concerns.

- **Contractor or Builder:** This individual will be involved in every step of the process, so it's important to find a reliable, trustworthy builder. Always check references. Ask former clients if the builder or contractor kept to the timetable, and if he or she came in on budget. A revealing question to ask references: What could this contractor have done better? Often homeowners don't want to say anything bad if they were happy with the contractor, but this question may yield some very telling answers. To find a builder in your area, head to the builder directory at [www.eplans.com](http://www.eplans.com) or [www.dreamhomesource.com](http://www.dreamhomesource.com).
- **Interior Designer:** It's helpful to consult with an interior designer early in the process, even before you start to build. He or she can help you make decisions in terms of how the spaces flow, and about interior specifications such as windows, door styles, hardware, cabinetry, appliances, and plumbing fixtures. The more decisions you make early on, the more smoothly the process will go.

will be right back. On the higher-tech side, web cams or remote monitoring systems are useful for seeing what's happening at the lodge, but they can also keep track of climate inside the home and will alert you if, say, the temperature drops below a certain point. Remote control is also useful for heating up the cabin a few hours before you arrive to ensure a toasty evening.

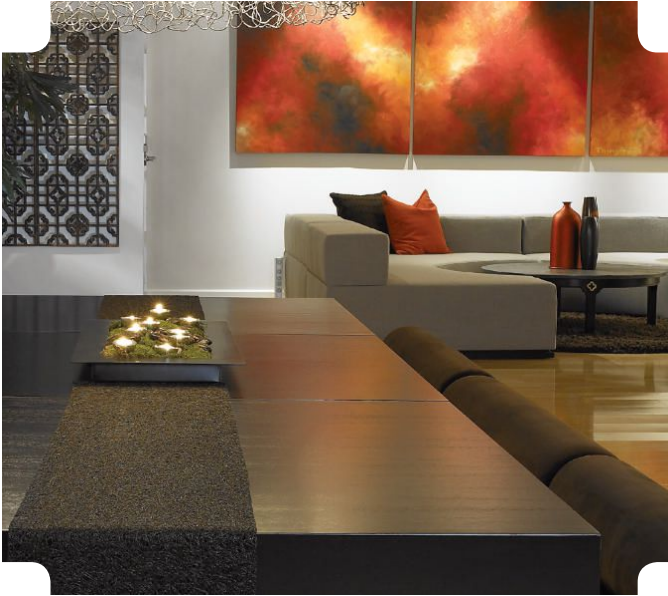
Though there's plenty to think about when you're planning your dream getaway, the rewards are many. When asked why one should build a vacation home, Johnson thoughtfully replied, "Because you want a vacation lifestyle that's focused on gathering with family and friends and connecting with the outdoors." What could be better than that? ■

Coastal homes are designed to avoid significant damage from storms and coastal flooding. Like this one, the ground level may contain little more than parking and storage areas, while the living areas are elevated, giving them the additional advantage of access to sea breezes and water views. To learn more about this home, visit [eplans.com](http://eplans.com) and enter plan code HWE PL05602.



PHOTO BY DOUG THOMPSON PHOTOGRAPHY





# Design Ideas

Kimberly R. Griffin and Aurora Zeledon

Three professional interior designers share their ideas for finishing off your dream home



Choosing a plan is only the first step in creating your dream home. While your builder is busy erecting the walls and roof, it's time to turn your thoughts to the interior. This part of the process can be both exciting and overwhelming. Between the floors, the walls, and the furniture, there are several elements to consider: Does the architectural style of your home call for a period interior? How much of your furniture do you want to keep and how much do you want to buy new? Which color palettes suit your taste? To help narrow down the choices, we talked with expert designers and decorators about the three basic approaches to interior design: contemporary, traditional, and period.



# Contemporary Interiors

Stark white walls form a backdrop for bold artwork and furnishings. Variations in color and texture lend warmth and dimension.



PHOTO COURTESY OF MICHAEL HABACHY, HABACHY DESIGNS, ATLANTA, GEORGIA

Contemporary, or modern, style has come a long way. In the past, it was perceived as cold, uninviting, and uncomfortable. And while many of the basic elements are the same—minimalism, clean architectural lines, monochromatic palettes—Michael Habachy of Habachy Designs in Atlanta says the style has evolved to express more warmth. Habachy says the essence of contemporary design is “being extremely selective with the things that you have. You can get a lot of warmth from fewer items.” Habachy emphasizes contrast in color and architectural styles, in addition to a blend of natural and manmade materials, to further inject warmth and comfort into a contemporary room.

While most people assume contemporary style can only be used in a cubic-style home lined with huge panes of glass, that doesn't have to be the case. “I have a lot of clients with classic-style homes that they

want to put contemporary [style] in. And that's very European, actually,” Habachy says. “When you see the majority of the architecture in France or Spain, it is all classical, but [the French and Spanish] are doing very contemporary settings in those spaces.” One trick of the trade Habachy suggests: If your home is finished with classic-style molding or trim, paint it the same color as the walls, but maybe with a glossier finish, to help it blend in.

**Flooring.** Just about anything goes in contemporary style. “We're using reclaimed wood in contemporary spaces, which is very rustic in finish; but if you contrast that with stark, contemporary pieces, it's like a new, fresh interpretation of contemporary design,” says Habachy. Choose wood, cork, marble—but if you go with a dark-finished wood, contrast it with light walls and furnishings. If you

pick something textured like a jute rug, pair it with a sleek and smooth lacquered table. Habachy also likes to use randomly sized tiles to create patterns on the floor.

**Walls.** Wallpaper is making a comeback—even in contemporary design. There are plenty of modern, neutral, and geometric patterns to choose from, but Habachy insists even a traditional-looking wallpaper has its place in a contemporary room, as long as it isn't competing with another pattern. “I would use a patterned wall covering if everything else was pretty minimal in the space,” he says. This keeps the room from becoming visually overwhelming.

If wallpaper isn't your thing, neutrals are still the way to go for paint colors. A monochromatic color pattern is a defining characteristic of contemporary style, but don't be afraid to add a bold pop of color. Or



consider combining different textures to add warmth and variety in a monochromatic palette. Stone, wood, and fabric in similar tones can be beautiful together, creating a canvas for a few accessories in one bright color.

**Furnishings.** Furniture should have an architectural quality, matching or complementing the lines and shapes of the space. Choose one sculptural piece that has a “wow” factor to be the focal point of the room and complete the room with more subtle pieces. Furniture can range from inexpensive Ikea to high-style Kartell. Whatever your budget, Habachy says you can’t go wrong with furniture from Italy or Scandinavia.

**Accessories.** It’s not so much what you display but how you display it. Be selective and avoid spreading out too many tchotchkes. “You can have a huge collection of items, but display them all in one place so it reads as one large installation ... I think larger pieces make better statements,” recommends Habachy. Even antique accessories have their place if they’re set in front of an uber-modern backdrop. To add a personal touch, place an exotic souvenir, such as a Buddhist statue, in a stark corner of the room.



### HIGH SHINE

So much more chic than a glass table—and more visible, too, preventing accidental shin bumping—this Jonathan Adler lacquer cocktail table brings a block of color to a minimal room. It’s available in black or white as well, but we especially love the orange model. At 40" x 40", the tabletop is large enough to hold a party’s worth of drinks. [www.jonathanadler.com](http://www.jonathanadler.com)



PHOTO COURTESY OF KICHLER LIGHTING

### MODERN MIX

Triangular crystal prisms on the sides and rounded crystals below (designed for reflecting inner light to resemble a starry sky) are set among chrome in an unusual elongated shape, making the Crystal Skye Oval Chandelier from Kichler right at home in a contemporary setting. Choose from the 8- or 12-light models, with a matching wall sconce and pendant available as well. [www.kichler.com](http://www.kichler.com)



## Get the Look

**DO YOU SEEK SIMPLICITY?** Crave clean lines and blocks of color? Here are our favorite items to create a cool living space.

### CURVACEOUS FLOORING

Look closely at this floor, and you’ll notice something unusual: it curves. Following the natural contours of each tree, Bolefloor uses 20% more of each plank than traditional straight floors, according to the company. The product, hailing from the Netherlands, is newly available in the USA. Choose from ash, cherry, maple, oak, and walnut, available oiled or unfinished. The tongue-and-groove planks are ready to glue down. [www.Bolefloor.com](http://www.Bolefloor.com)



### SLEEK SOFA

Sure, a low-backed sofa looks cool, but may not be comfortable for taller family members or guests. The Cesto sofa from BoConcept features adjustable back cushions that go up or down according to the sitter’s preference. The legs can be repositioned too, to create different looks. Choose from a wide variety of configurations and fabrics; we like it in always-stylish black leather. [www.boconcept.us](http://www.boconcept.us)

PHOTO COURTESY OF BOCONCEPT

In this traditional parlor, elegant molding and opulent gilded fixtures are balanced by furniture with clean curved lines and contemporary artwork. A soft color palette ties it all together.

# Traditional Interiors



PHOTO COURTESY OF DEBBIE CHIRILLO, THE ARTEC GROUP, FORT WORTH, TEXAS

Traditional style can be described as a reinterpretation of historical styles. It can be very casual or very formal, incorporating multiple patterns, often overlapping, as well as a blend of colors throughout the house. Because traditional style does not attempt to be faithful to any particular region or time period, it can adapt to almost any architectural style, from European to Colonial, ranch to New American. "It's a style that tends to be very comfortable to live in," says Debbie Chirillo of The Artec Group in Fort Worth, Tex.

**Flooring.** Hardwood floors with dark finishes, such as cherry, walnut, and mahogany, are popular choices in traditional-style homes, suggests Chirillo. Top these floors

with an Oriental or Persian rug to add warmth and muffle noise.

**Walls.** Walls may be covered with paint or wallpaper. Just be mindful of the colors you choose. "You want to let the house flow, so you would pick a color palette that would blend throughout the house," Chirillo says. For example: soft blues and soft yellows would be preferred over brighter hues. Wallpaper in tone-on-tone stripes or opulent florals are usually reserved for relaxing bathrooms or elegant dining rooms.

**Furnishings.** Traditional furniture is typically made from heavy woods such as maple or oak, and it generally features curved

profiles and some degree of embellishment like ball-and-claw feet or brass fittings. Lush fabrics such as velvet, damask, silk, and toile decorate upholstered furniture, which may be accented with fringe or decorative nail heads. Search for furniture designed by Thomas Chippendale or by George Heppelwhite to get a feel for the style.

**Accessories.** To accessorize, place pictures of landscapes and portraits in gilded frames. Create symmetry in the room with pairs of lamps or urns. A china cabinet is a wonderful accessory designed to display as well as store ornamental china. Crystal stemware and fresh flowers in an ornate vase make for an elegant dining table display.

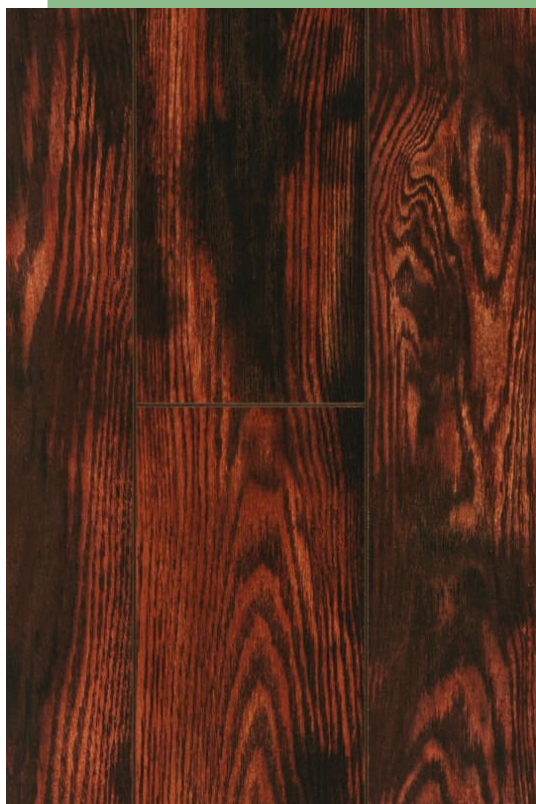


## Get the Look

Because traditional design incorporates many different looks, **GIVE YOUR ROOM A SENSE OF COHESIVENESS** by looking for items with related (not necessarily matching) colors, motifs, or materials.

### CLASSIC-WITH-A-TWIST WALLPAPER

Add subtle whimsy with this Ronald Redding Designs wallpaper in Monaco from the Bronze Age collection. The large-scale gold fleur-de-lis pattern on a soft teal background is actually quite versatile – look at how well it plays off both gilded and white pieces in this photo. This pattern is available in five other color combos: Gold on Khaki, Bronze on Taupe, Caramel on Pearl Beige, Gold on Brown, and Caramel on Silver.  
[www.yorkwall.com](http://www.yorkwall.com)



### LAMINATE FLOORING WITH HEIRLOOM APPEAL

New from Lumber Liquidators, the Dream Home Ispiri 12mm laminate flooring in Chimney Tops Smoked Oak packs in a lot of character. The strips click together to install, and come with pre-attached insulating foam underlayment.  
[www.lumberliquidators.com](http://www.lumberliquidators.com)



### BRIGHT SLIPCOVER

For those who love color and patterns but are hesitant to commit, the Anna Slipcover Chair from Cost Plus World Market is a great choice. The slipcovers come in two styles – the “short” is pictured here, while the “long” version covers the chair legs – and a variety of colors, both solids and patterns. Our favorite is Paprika Birds for its exuberant color and fun floral motif.  
[www.worldmarket.com](http://www.worldmarket.com)

PHOTO COURTESY OF COST PLUS WORLD MARKET



# PERIOD Interiors



Organic shapes and colors are hallmarks of Arts & Crafts period interiors. Oak appears in furniture and floors, while exotic rugs offer warmth and softness. Learn more about plan number HWL2100059 on page 83.

If you're recreating a Victorian farmhouse or replacing a teardown in an old streetcar suburb with a brand-new bungalow to mimic its Craftsman neighbors, you might like the interior of your home to reflect its architectural style. Period interiors take a step beyond traditional interiors to faithfully recreate the style of a particular time and/or place. Mary Tillery of Tillery Design in Roanoke Rapids, N.C. offers several tips for recreating a period interior. The first is to research the style and determine whether you like it well enough to cloak your whole home in it. Visit museum houses that exemplify your home's style. Learn about the primary designers of that period and the characteristics that identified their individual style. Check out art history and coffee table books—photo-heavy volumes are a great visual reference.

Based on your research, you may choose to reproduce the style in only the formal rooms of your home, adopting a traditional or contemporary style in the casual living spaces. Or you may blend elements of the appropriate period with a few well-chosen traditional or modern pieces such as sofas and chairs. Upholstered period furniture is particularly hard to find, and faithful recreations frequently don't meet modern standards of comfort.

Next, identify your resources. Keep in mind that period interior design entails more than antique furnishings. It's also about flooring, fixtures, and architectural elements like windows and mantels. You can buy reproductions from companies like Restoration Hardware and Rejuvenation, which specializes in authentic reproductions of vintage light fixtures, bath fixtures, and home hardware, or you can search for original pieces from antique stores and architectural salvage companies. These are a great source for doors and knobs, stained glass, mantel-pieces, and reclaimed wood flooring.

When you visit salvage yards and antique shops, ask a lot of questions. The

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## Get the Look

**PERIOD DECORATING** doesn't have to mean hunting down antiques. As an example, check out these products that capture the spirit of Arts & Crafts simplicity.

people working at these sites are generally very knowledgeable and passionate, and will gladly help you identify appropriate pieces or guide you to other resources. Tillery advises buying locally to avoid high freight charges, and using the savings to restore any antique or salvaged pieces you find. While tapping into national resources may help you find a specific item, you should also consider that the reason it can't be found locally is that it was not commonly used in your area.

Lastly, Tillery suggests seeking the help of a professional. An interior designer or historic restorationist who specializes in your chosen time period will have a valuable network of resources. No matter what style of interior you choose to create, a professional interior designer will be able to provide objective, knowledgeable guidance so you can make the best choices for a timeless home. ■

### FOR MORE INFORMATION CONTACT:

The Artec Group  
Fort Worth, Tex.  
[www.artecgroupinc.com](http://www.artecgroupinc.com)

Habachy Designs  
Atlanta, Ga.  
[www.habachydesigns.com](http://www.habachydesigns.com)

Tillery Designs  
Roanoke Rapids, N.C.  
[www.tillerydesigns.com](http://www.tillerydesigns.com)



PHOTO COURTESY OF COSWICK HARDWOOD INC.

### ARTS & CRAFTS WIDE-PLANK FLOORING

You don't have to buy a fixer-upper to get a beautiful vintage-looking floor. Coswick's Arts & Crafts collection features planks with a width of seven-and-a-half inches, made with Coswick 3-Layer CosLoc 5G technology to ensure dimensional stability. Choose from four shades of oak: Geneva and Old Venice are finished with Eco Silk Oil, while Batiste and Vienna are pre-treated with Eco Silk Wax. [www.coswick.com](http://www.coswick.com)

### TABLE WITH A PAST LIFE

Handcrafted from reclaimed barn wood that's 100 to 150 years old, this table from Woodland Creek Furniture provides a handsome surface for shared family meals. Best of all, you won't have to treat it too gingerly, since any scuffs or dings will only add to the beautifully imperfect character. Choose from a variety of sizes and shapes to fit your home; shown here is the Timber Frame Design #4 with Inlay. [www.woodlandcreekfurniture.com](http://www.woodlandcreekfurniture.com)



PHOTO COURTESY OF SHERWIN-WILLIAMS

### HISTORIC COLORS MADE EASY

Not sure which paint colors to pair to create a period look? Sherwin-Williams has made it simple with their Historic Collection, a series of coordinated paint palettes that pull together shades inspired by different eras. For interiors, choose from Classical/Colonial, Arts & Crafts, Victorian, Suburban Modern (1950s), Jazz Age, and Streamlined Years (1930s), with exterior palettes available for the first four. Simply download the brochure for your favorite period and pick your paints from the shades shown. You'll never have to ask, "Do these colors go together?" [www.sherwin-williams.com/homeowners/](http://www.sherwin-williams.com/homeowners/)



## Cover Home

As a standout feature on this home's stunningly elegant exterior, the fanning stairway to the columned entry exudes an air of welcome.



# Modern Italian Renaissance

This stunning Italianate home achieves powerful style impact with modest square footage

GRACEFUL ARCHES AND ROWS OF BEAUTIFUL windows on this home exemplify relaxed elegance. The entry porch, the first of many outdoor living areas, provides a mid-level landing that rises to the living space. Here, plenty of windows and open French doors lend light and a sense of spaciousness to the great room, which features a fireplace. An art niche decks out a private area of the gallery hall leading to the master suite, and French doors open the master bedroom to the rear porch. A tray ceiling highlights





the suite, which boasts a roomy bath with a garden tub. A U-shaped walk-in closet provides ample storage, while an oversized shower and nearby vanity offer a convenient arrangement for the bath. Just off the foyer, a powder room maintains privacy for the master wing. Upstairs, two family bedrooms offer luxurious accommodation with private bathrooms and separate access to a wrapping deck. A loft on this level makes a good study space. The lower level provides bonus space, additional storage and a two-car garage. ■

BELOW: The great room evokes an Italian courtyard, thanks to an expansive open layout, arched openings, and the loft balcony above.



TOP: Another angle on the great room reveals high windows and French doors to the rear porch, through which to gaze on the twilight sky.

BOTTOM: Near the kitchen but contained in its own walls, the dining room achieves the perfect balance of convenience and intimacy.





# Cover Home



LEFT: A tray ceiling tops the master bedroom, adding dimension to the space. French doors open to the spacious rear porch.

LOWER LEFT: What better place to enjoy a glass of wine before dinner? The snack bar keeps guests near enough for conversation, yet with plenty of room for the host to finish up with ease in the kitchen.

BELOW: Whimsical wallpaper in the master bathroom adds ambiance, while a radius window above the whirlpool tub is an elegant detail.







**PLAN#** HWL2100004

**Style:** Italianate

**Bedrooms:** 3

**Bathrooms:** 3½

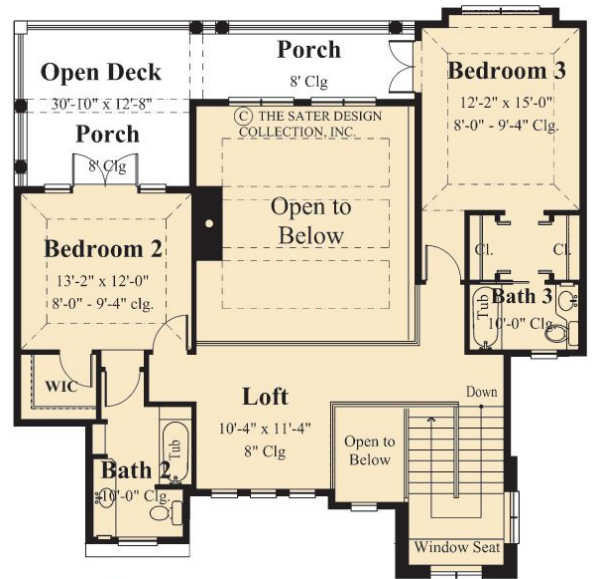
**Square Footage:** 2,374

**Dimensions:** 44' - 0" w x 48' - 0" d

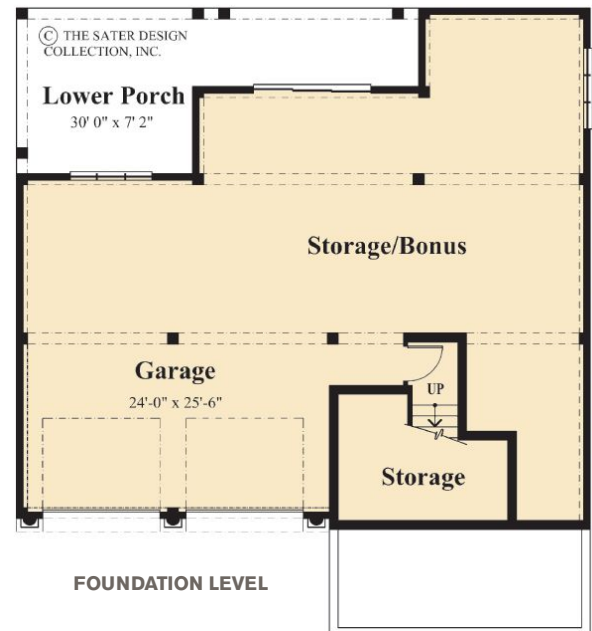
**Foundation:** Island Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,187 | \$2,137 | \$1,187 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan



SECOND LEVEL



FOUNDATION LEVEL



MAIN LEVEL

With three levels of outdoor living, options abound for enjoying every moment of sunshine.

PHOTOS BY C.J. WALKER. THIS HOME, AS SHOWN IN THE PHOTOGRAPHS, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



# The Suite Life

There's plenty of room  
for everyone in this  
splendid family abode

TWO LEVELS OF EXQUISITE LIVING AWAIT WITHIN this Mediterranean villa. Arched entryways distinguish formal spaces in the open layout. The master bath is sure to impress with two separate toilets and a whirlpool tub positioned as the centerpiece. A built-in outdoor grill encourages alfresco dining. A wealth of bedrooms upstairs ensures plentiful sleeping quarters. A second-floor laundry chute is a thoughtful touch. ■



Arches, turret bays, and tile add up to a beautiful exterior with irresistible curb appeal.





ABOVE: The smart layout provides a variety of outdoor living spaces, including an upper deck.

LEFT: When the weather's right, slide open the leisure room doors to the veranda for seamless indoor/outdoor living.





## feature home



ABOVE: A walk-in pantry is a thoughtful touch in the kitchen.

RIGHT: Here's your "wow" moment! The living room's ceiling soars — heighten the effect with a memorable chandelier.







You may be tempted to spend quite a bit of time in the master bath, where a walk-through shower, grand tub, and two separate toilets create a private spa.

**PLAN# HWL2100002**

**Style: Mediterranean**

**Bedrooms: 6**

**Bathrooms: 4½**

**Square Footage: 4,391**

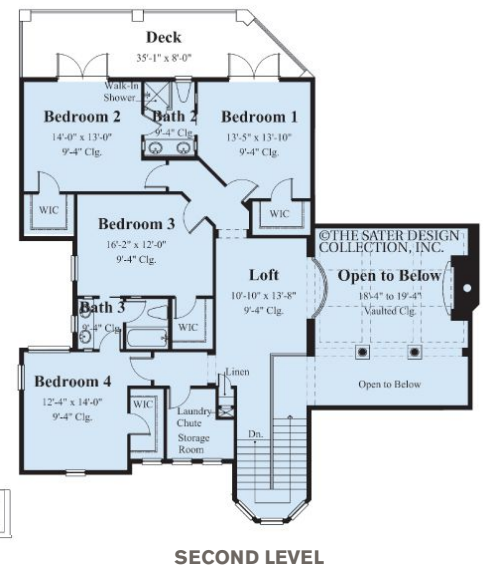
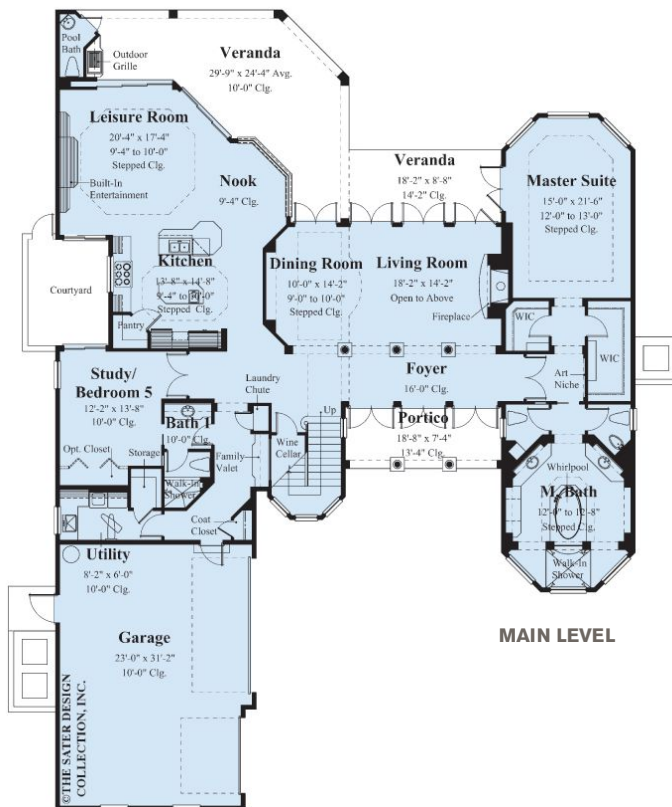
**Dimensions: 69' - 4" w x 95' - 4" d**

**Foundation: Crawlspace**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$2,854 | \$5,050 | \$2,854 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

PHOTOS BY LARRY TAYLOR. THIS HOME, AS SHOWN IN THE PHOTOGRAPHS, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.







# On Deck

WHETHER YOUR NEW HOME COMES WITH an elaborate wraparound porch or a simple set of French doors leading to the backyard, you can create the perfect outdoor retreat. All you need is a surface and some accessories to enhance the space, and you're in business... the business of relaxing! Kick back on your new porch, deck, or patio this summer with these amazing products. ■

PHOTO COURTESY OF CAPEL RUGS



PHOTO COURTESY OF VINTAGE WOODWORKS



### ↑ VINTAGE WOODWORKS

Create a period-style porch or veranda with the help of Vintage Woodworks. Operating under the slogan "Bringing Back Yesterday in Quality & Service since 1978," this online and mail-order retailer offers millwork for the interior and exterior of your home. Porch posts, balusters, brackets, beadboard, and more are handcrafted from solid wood. A huge variety of styles inspires infinite combinations to achieve just the right look for your porch. Many styles are also available in PVC and polyurethane. [www.vintagewoodworks.com](http://www.vintagewoodworks.com)

### ← CAPEL RUGS CREATIVE CONCEPTS ANYWHERE RUGS

Add warmth, softness, and a touch of personal style to your porch, deck, or patio with Anywhere rugs from Capel Rugs. The machine-woven olefin bases of these indoor/outdoor rugs dry quickly and resist the wear and tear of the elements. And now, with Capel Rugs' Creative Concepts program, you can design your own rug! Choose the shape and size you need, then choose from a variety of colors and textures such as Raffia, Sisal, and Wicker, and then select a border from 120 solid and patterned fabrics. Double and triple borders are available by special order, or send your own fabric for a truly custom design. [www.capelrugs.com/creative-concepts-rugs](http://www.capelrugs.com/creative-concepts-rugs)

PHOTO COURTESY OF PAVESTONE

### ↓ RUMBLESTONE OUTDOOR BUILDING BLOCKS FROM PAVESTONES

We love the soft color and the rustic, tumbled look of RumbleStone from Pavestone. The six sizes can be stacked in infinite configurations to create low walls, raised planters, fire pits, benches, and more to enhance your patio. A trapezoidal shape is available to create curves, perfect for fire rings and garden beds. The stones bond with simple construction adhesive. It's no more complicated than playing with blocks! [www.pavestone.com/rumblestone](http://www.pavestone.com/rumblestone)

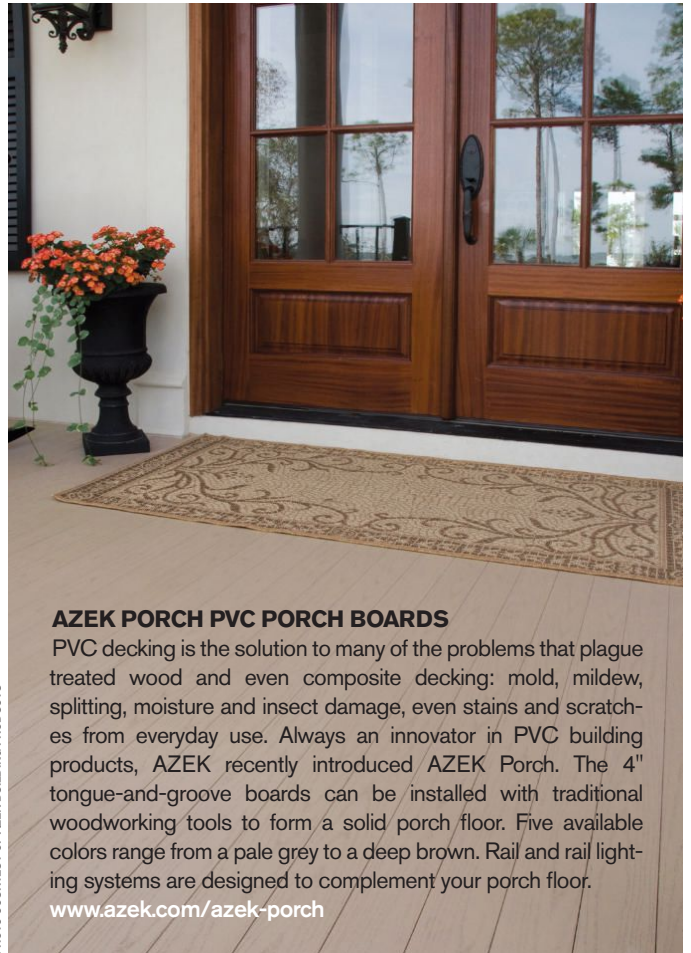


PHOTO COURTESY OF AZEK BUILDING PRODUCTS

### AZEK PORCH PVC PORCH BOARDS

PVC decking is the solution to many of the problems that plague treated wood and even composite decking: mold, mildew, splitting, moisture and insect damage, even stains and scratches from everyday use. Always an innovator in PVC building products, AZEK recently introduced AZEK Porch. The 4" tongue-and-groove boards can be installed with traditional woodworking tools to form a solid porch floor. Five available colors range from a pale grey to a deep brown. Rail and rail lighting systems are designed to complement your porch floor. [www.azek.com/azek-porch](http://www.azek.com/azek-porch)



# product guide



PHOTO COURTESY OF TIMBERTECH

PHOTO COURTESY OF BENJAMIN MOORE



## BENJAMIN MOORE ANTI-SLIP FLOOR COATING

Benjamin Moore's Anti-Slip Floor Coating ensures secure foot-

ing on both indoor and outdoor surfaces, even when wet. The formula includes fiberglass and an anti-slip aggregate in an acrylic latex base for durability under heavy foot traffic and traction in slippery conditions, making it perfect for wood porches and steps, concrete patios and pool decks, even interior floors (it's low VOC, too, so it won't release toxic fumes into your home!) The coating is available in six standard colors, including Tintable White for custom colors.

[www.benjaminmoore.com](http://www.benjaminmoore.com)

## TIMBERTECH EARTHWOOD EVOLUTIONS

TimberTech has coated its proprietary wood-plastic composite core with a poly shell for ultimate scratch, stain, and fade resistance with a natural wood grain look. Backed up by a 25-year transferrable warranty, Earthwood Evolutions is great for high-traffic decks. The 12', 16', and 20' planks can be installed with TimberTech's TOPLoc™ color-matched screws or CONCEALoc® hidden fasteners for a fastener-free surface. Earthwood Evolutions comes in a variety of colors, including Slate, shown here.

[www.timbertech.com](http://www.timbertech.com)



PHOTO COURTESY OF KINGSLEY-BATE™

PHOTO BY SABIN AELL



## CUSTOM BY RUSHTON RECLAIMED WOOD PLANTERS

Custom builder and remodeler Randy Rushton works with reclaimed materials and architectural antiques to create custom furnishings for indoors and out. This planter was crafted from the inner hub of a large cable spool and the legs of an outdated woodstove. Patterns carved on the side make each one unique. Fill it with potting soil and plants, or drop a pre-planted container into it. Mr. Rushton also makes planters and garden boxes from discarded cedar fencing and reclaimed redwood. All pieces are built to order with recycled materials, so you can get exactly what you need to enhance the beauty of your deck, patio, or garden.

[www.custombyrushton.com](http://www.custombyrushton.com)

## CAPE COD COLLECTION FROM KINGSLEY-BATE

The new Cape Cod collection from Kingsley-Bate offers classic nostalgia and modern durability. The all-weather wicker and rustproof aluminum frames make the seating group suitable for both covered porches and open patios. The deep seating sofa and lounge chair and the coffee and side tables are available in white, while four additional colors may be special ordered. Seat and back cushions are included; choose from dozens of weather-proof fabrics.

[www.kingsleybate.com](http://www.kingsleybate.com)





### ↑ HATTERAS BAY PATIO FAN FROM KICHLER

Kichler's five-blade Hatteras Bay Patio fans are engineered to withstand extreme temperatures and designed for long life in damp environments. We like the retro look of the Fresnel lens mounted in a setting of decorative nuts and bolts. The powder-coated steel frame is available in Tannery Bronze or Weathered Copper finish (shown). Reversible blade finishes include Cherry and three shades of Walnut.

[www.kichler.com](http://www.kichler.com)

### ↓ ECODECK THERMALLY MODIFIED WOOD DECKING FROM ECOVANTAGE WOOD

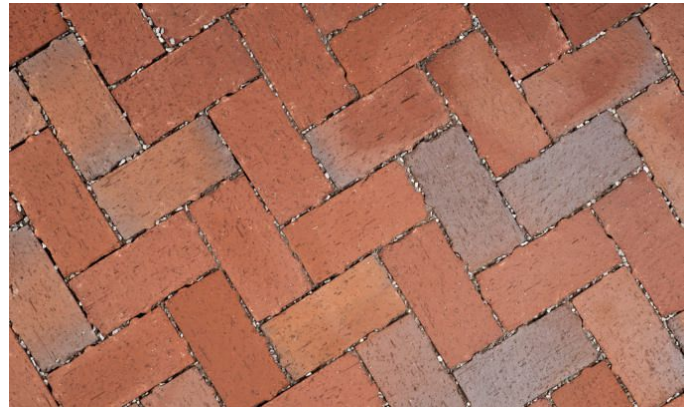
Not a fan of PVC or composite decking, but want something that stands the test of time without toxic treatments and constant maintenance? Thermal modification solves most of the problems that beset wood decking—including warping, mildew, and insect damage—without compromising aesthetics. EcoDeck from EcoVantage Wood combines the warmth and beauty of real wood with exceptional stability and durability. They even put a 30-year limited warranty behind it. And because it's produced from sustainably harvested wood with no toxic treatments, it's the green choice. EcoVantage also offers StayTru structural lumber and railing components designed for easy installation.

[www.ecovantagewood.com](http://www.ecovantagewood.com)

### ↓ STANDARD PERMEABLE PAVERS FROM BORAL BRICKS

Have you heard that stormwater runoff from paved surfaces is bad for the environment, contributing to erosion and water pollution? Do your part by choosing permeable pavers for your patio (and even your driveway!). Permeable Pavers from Boral Bricks are designed with small notches protruding from three sides. These ensure that narrow margins are left between bricks so water can penetrate the surface instead of flowing off into the street, the sewers, and the local waterways. Instead, it seeps back into the ground where the soil filters out pollutants and returns clean water to the water table. Or, install a collection device to use the water for irrigating your landscaping. But we think that the best thing about Boral Bricks' permeable pavers is that you don't have to sacrifice good looks in order to do the right thing. Available in six standard colors, including Heartland Flashed, shown here.

[www.boralbricks.com](http://www.boralbricks.com)







Can't you just taste the lemonade you'll drink on the front porch? Hipped dormers add even more interest to the facade.

# Low Country Style

Southern hospitality joins  
a modern open layout in  
this lovely home

DECORATIVE COLUMNS FRAME THE WRAPPING covered porch of this eye-catching home. Each room offers resplendent views of the surrounding property; the great room includes three sets of French doors to the rear porch. Upgraded amenities and striking ceiling treatments heighten appeal. Second-floor bedrooms access an upper-level deck. Symmetrical bays on both floors house an eating nook, the master bedroom, and two family bedrooms. A bonus room is easily converted to suit any needs. A side-loading, two-car garage completes the plan. ■





LEFT: Upon entering, tall windows flood the home with the sense of light and air.

BELOW: Having the great room open to the kitchen encourages casual mingling and lots of conversation.







ABOVE: Why not take the great idea here and store cookbooks in the kitchen island, right where you'll need them?

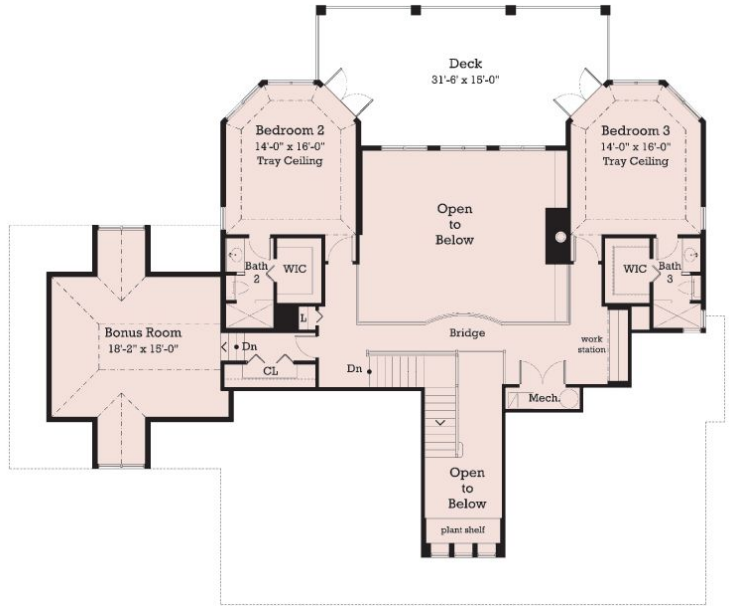
RIGHT: A wide deck in back stretches over a covered porch, creating two great places to enjoy being outside.







Enjoy a serene moment contemplating the view from the master bath.



SECOND LEVEL

**PLAN#** HWL210001

**Style:** Farmhouse

**Bedrooms:** 3

**Bathrooms:** 3½

**Square Footage:** 3,528

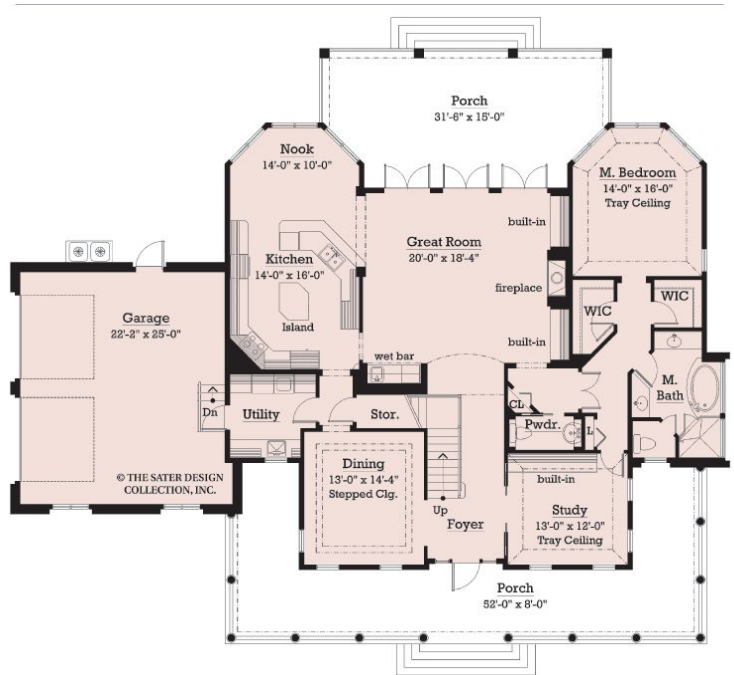
**Bonus Space:** 365 sq. ft.

**Dimensions:** 76' - 8" w x 64' - 0" d

**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| N/A   | N/A   | \$1,764 | N/A | \$1,764 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan



MAIN LEVEL

PHOTOS BY JJ OHLINGER. THIS HOME, AS SHOWN IN THE PHOTOGRAPHS, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.





PHOTO BY CJ WALKER  
 THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
 FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL210003

**Style:** Plantation

**Bedrooms:** 3

**Bathrooms:** 3½

**Square Footage:** 3,285

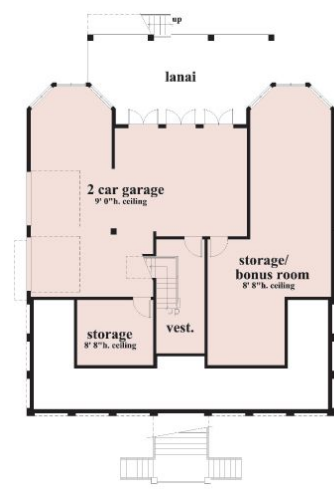
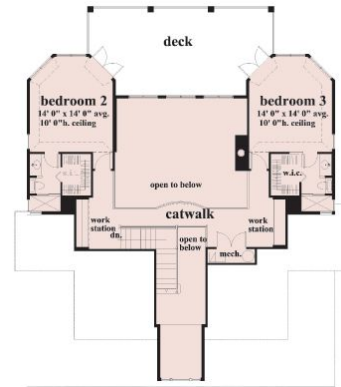
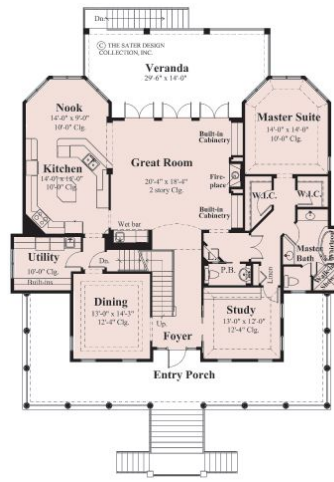
**Dimensions:** 52' - 0" w x 65' - 4" d

**Foundation:** Island Basement

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,643      | \$2,957    | \$1,643    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

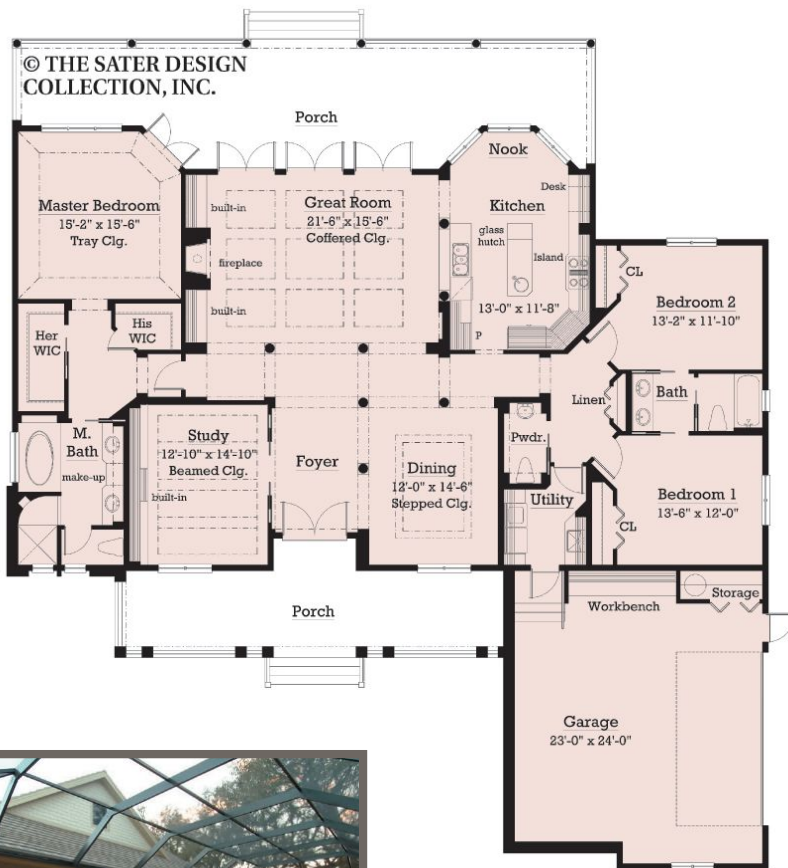
An inviting wraparound porch and plenty of other outdoor spaces extend the living area of this plantation cottage. French doors and built-in cabinets adorn the great room. A private hall leads to the first-floor master suite. The upper level boasts a catwalk that overlooks the great room and the foyer. A secluded master wing enjoys a bay window, a stunning tray ceiling, and two walk-in closets.



**REAR EXTERIOR**



PHOTO BY DOUG THOMPSON  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN#** HWL2100005

**Style:** Farmhouse

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,555

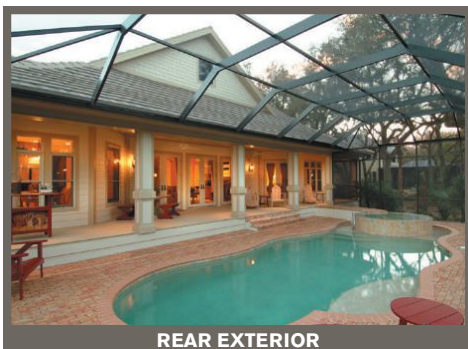
**Dimensions:** 70' - 6" w x 76' - 6" d

**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,278 | \$2,300 | \$1,278 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This country-inspired house gains flair from paired porch columns and an elegant double-door entry. Special ceiling treatments add distinction to many interior rooms. Your new favorite lounging spot will be the enormous hearth-warmed great room, illuminated by three sets of French doors to the rear porch. The spacious island kitchen is amplified by a bayed breakfast nook. The left wing of the plan is taken up by the deluxe master suite, which boasts a windowed tub and private access to the rear porch.



**REAR EXTERIOR**





©The Sater Design Collection, Inc.

**PLAN#** HWL210006

**Style:** Farmhouse

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,889

**Bonus Space:** 534 Sq. Ft.

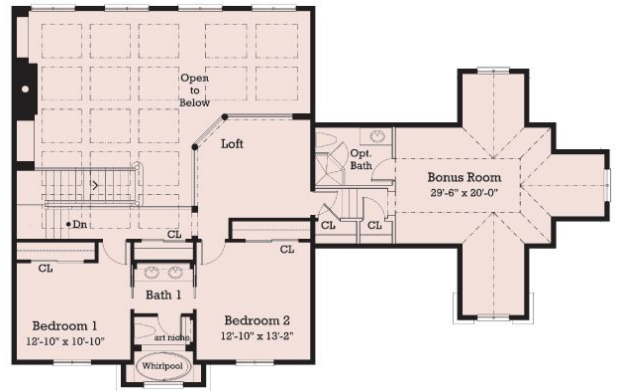
**Dimensions:** 99' - 0" w x 56' - 0" d

**Foundation:** Crawlspace

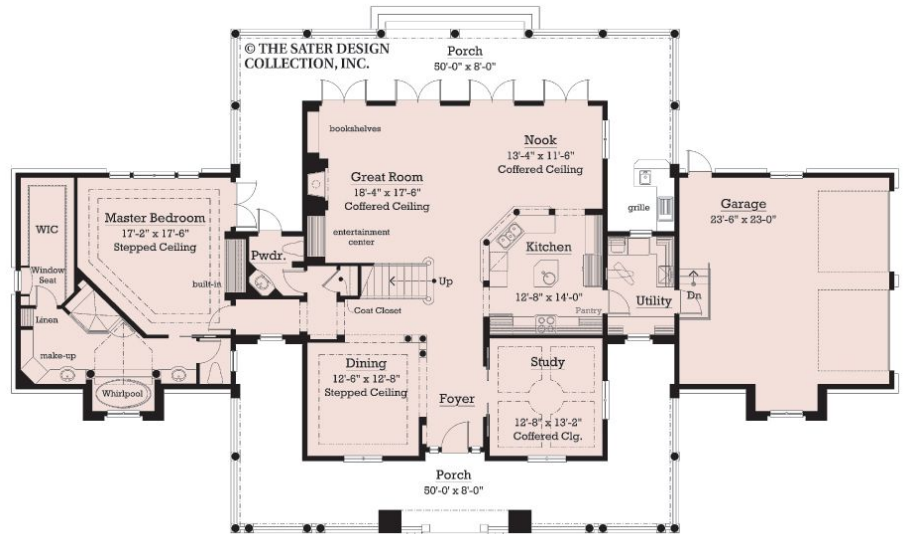
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,445 | \$2,600 | \$1,445 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

A wide, welcoming porch and plenty of stone accents highlight the facade of this charming symmetrical design. From the great room, four sets of French doors open to a wraparound rear porch with a grilling area. The master bedroom, also with porch access, includes built-in shelves, a walk-in closet with a window seat, and a luxurious bath with a whirlpool tub. On the second floor, two family bedrooms share a full bath with a whirlpool tub.



**SECOND LEVEL**



**MAIN LEVEL**



PHOTO BY DOUG THOMPSON  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



© Sater Design Collection, Inc.

**PLAN#** HWL210009

**Style:** New American

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 1,886

**Dimensions:** 44' - 0" w x 44' - 0" d

**Foundation:** Island Basement

| 5-SET | 8-SET | REPRO | CAD     | PDF   |
|-------|-------|-------|---------|-------|
| N/A   | N/A   | \$927 | \$1,668 | \$927 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

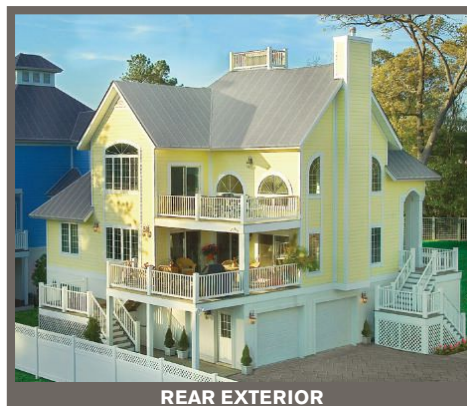
A standing-seam roof provides a perfect highlight to the classic clapboard facade. The open floor plan and two levels of outdoor living create a relaxed vibe. French doors open to a rear porch from the great room. The master bedroom includes a walk-in closet, garden tub, oversized shower, and wraparound vanity with two sinks. Two bedrooms on the upper level share a loft that overlooks the great room. One of the bedrooms opens to a private deck.



MAIN LEVEL

SECOND LEVEL

GO ONLINE to see the basement level plan



REAR EXTERIOR





PHOTO BY DOUG THOMPSON  
 THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
 FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN# HWL2100010**

**Style: Mediterranean**

**Bedrooms: 4**

**Bathrooms: 5**

**Square Footage: 3,031**

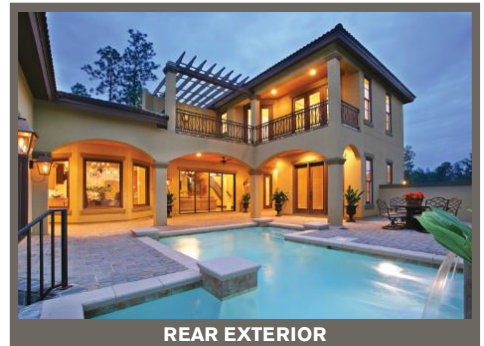
**Dimensions: 52' - 0" w x 95' - 8" d**

**Foundation: Slab**

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,516      | \$2,728    | \$1,516    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

**A**rched iron gates in the portico offer regal entry to a fabulous secluded courtyard. Rooms surround a pool and fountain with lots of glass for seamless indoor-outdoor living. A second floor features two guest suites and a loft, plus a balcony and deck that offer views of the courtyard from two different perspectives. The master suite has an elegant foyer and a private garden.



**REAR EXTERIOR**



PHOTO BY DOUG THOMPSON  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN#** HWL2100011

**Style:** Florida

**Bedrooms:** 3

**Bathrooms:** 3

**Square Footage:** 2,885

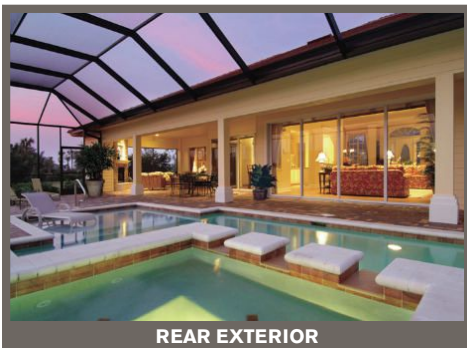
**Dimensions:** 72' - 0" w x 80' - 0" d

**Foundation:** Slab

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,443 | \$2,597 | \$1,443 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

**A**bundant glass lets light pour into this three-bedroom, three-bath house, which trumpets outdoor living in Key West style. The great room and highly detailed kitchen meld into the veranda by way of disappearing sliding glass doors, opening both rooms to an oversized outdoor living area that is anchored by a brick fireplace. Two guest suites with full baths flank one side of the home. The master suite features a foyer, stepped ceiling, two walk-in closets, and sliding doors that beckon sunsets.



REAR EXTERIOR





PHOTO BY M.E. PARKER PHOTOGRAPHY  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100012

**Style:** Mediterranean

**Bedrooms:** 5

**Bathrooms:** 5½

**Square Footage:** 5,314

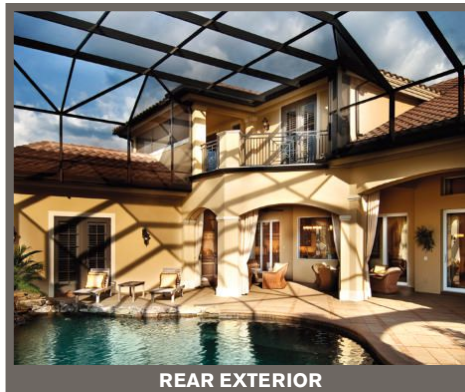
**Dimensions:** 80' - 4" w x 150' - 0" d

**Foundation:** Stem Wall  
Foundation

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$5,314      | \$9,034    | \$5,314    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Spacious and light-filled rooms flow into one another and even to the spectacular outdoor areas of this amazing plan. A massive island enhances the huge kitchen. The separate cabana suite off the rear grants stylish independence to a guest or live-in relative. Find ultimate relaxation in the master suite with several walk-in closets, a fantastical bath, and an exercise or sitting room. Upstairs, a separate world beckons with three suites, an outdoor deck, a huge loft, and even a separate laundry area.





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**PLAN#** HWL2100013

**Style:** Mediterranean

**Bedrooms:** 5

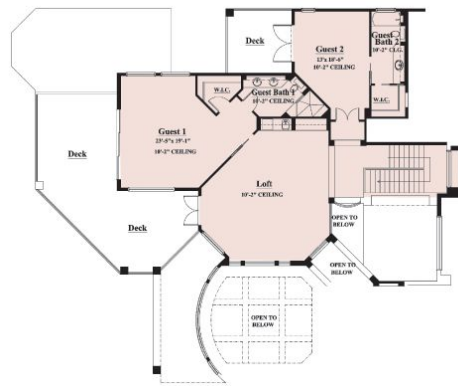
**Bathrooms:** 6

**Square Footage:** 5,816

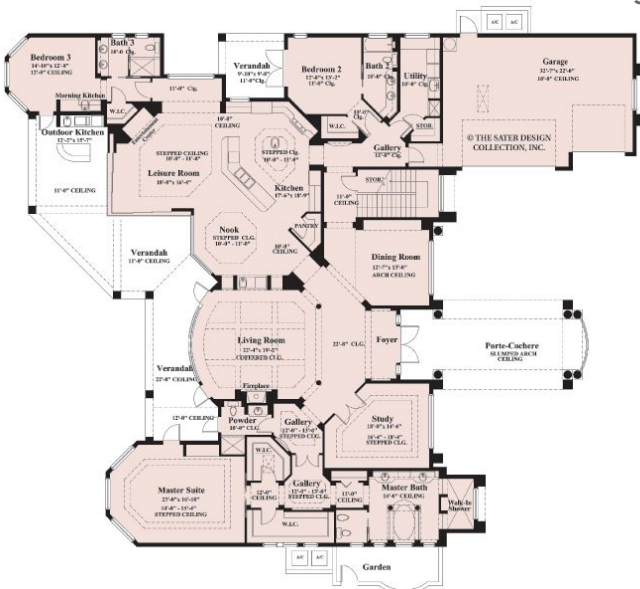
**Dimensions:** 88' - 0" w x 110' - 1" d

**Foundation:** Slab

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$5,816 | \$9,887 | \$5,816 |



SECOND LEVEL



MAIN LEVEL

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

**G**rand arches lend Mediterranean flavor to this contemporary estate. An open interior of decorative columns and stone arches defines the formal living and dining rooms. Leisure space invites relaxation in front of a built-in entertainment center, while the outdoor kitchen encourages dining alfresco. A master suite stretches across the left wing, which includes a quiet study. Among the four additional bedroom suites, one boasts a morning kitchen and all open to a deck or veranda.





PHOTO BY JERRY WILLIS  
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**PLAN#** HWL2100014

**Style:** Italianate

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 4,151

**Bonus Space:** 330 Sq. Ft.

**Dimensions:** 80' - 0" w x 96' - 0" d

**Foundation:** Slab

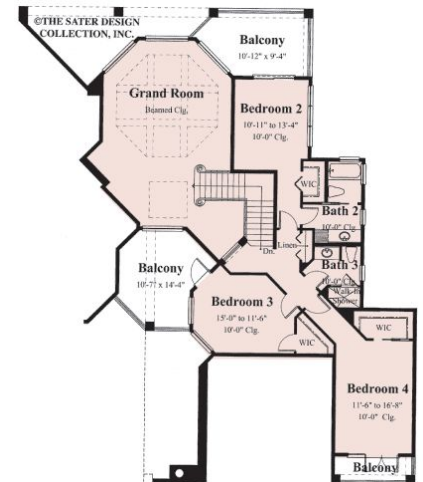
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$2,698 | \$4,774 | \$2,698 |

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The location of the guest suite at the front of the plan and the courtyard in the center speak of Mediterranean influences. Featuring a full bath, walk-in closet, and easy pool access, the optional guest suite will appropriately pamper overnight visitors. At the right of the plan are the leisure room, nook, dining room, and great room. The master suite and bath offer private access to the rear loggia. Upstairs, three more bedrooms share two baths and have separate balconies.



**MAIN LEVEL**

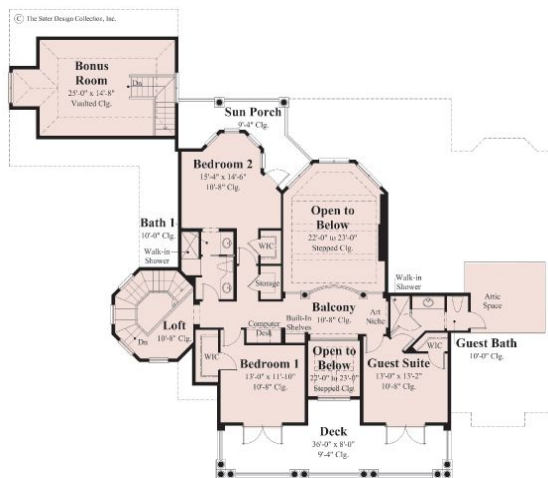


**SECOND LEVEL**

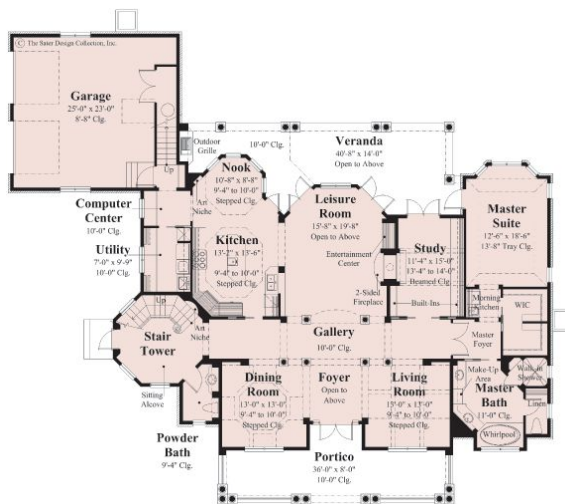




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SECOND LEVEL



MAIN LEVEL

**PLAN#** HWL2100015

**Style:** Plantation

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,613

**Bonus Space:** 332 Sq. Ft.

**Dimensions:** 83'-0" w x 71'-8" d

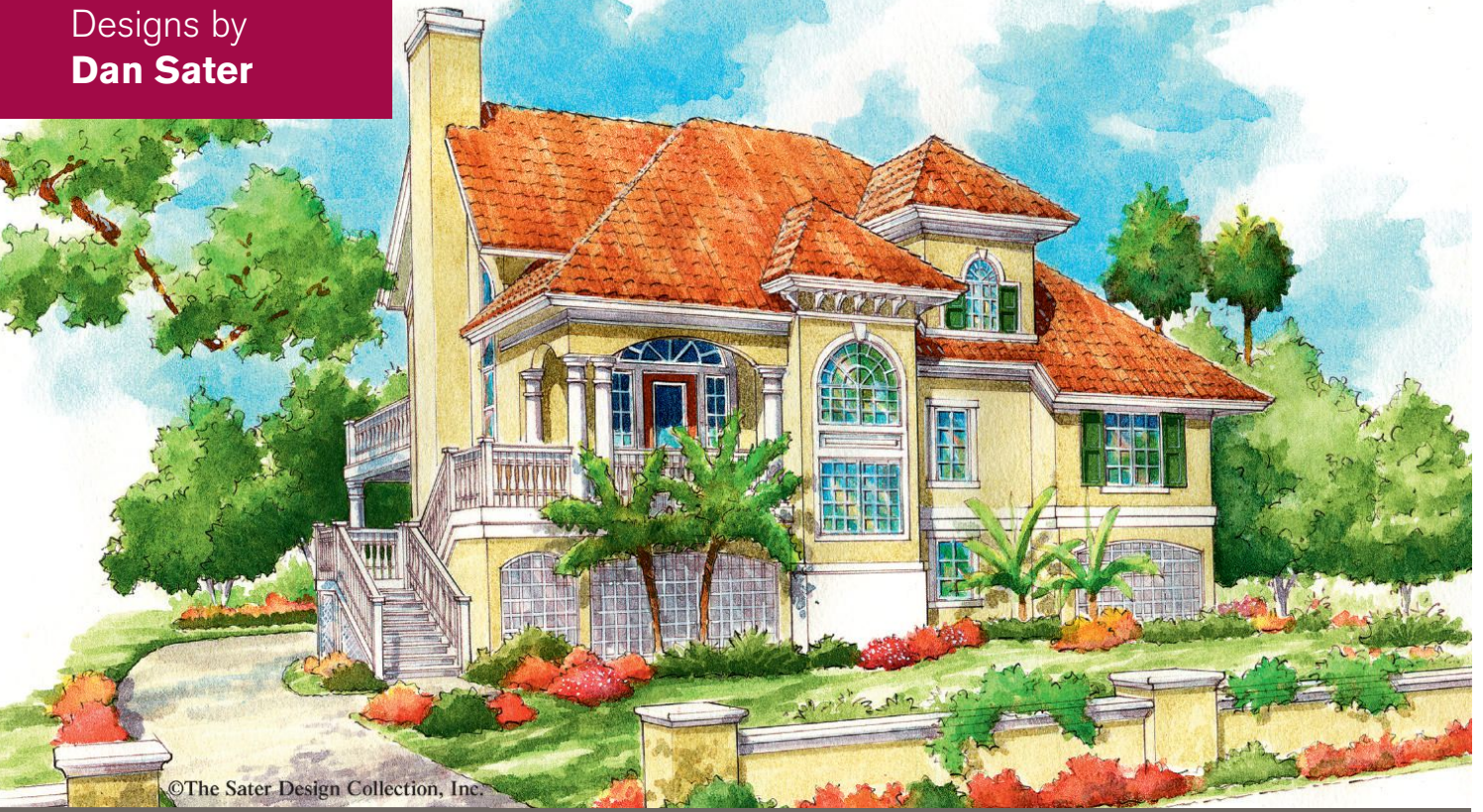
**Foundation:** Slab

**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,807 \$3,251 \$1,807

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

**A** classic plantation-style home with all the charm of a double-decker porch and columns, this is a family plan with elegant touches. The bayed two-story leisure room is magnificent with a two-way fire-place shared with the study. Enjoy cooking in the country kitchen, with an oversized island and abundant counter space. The master suite is an extraordinary retreat. A stair winds up through an octagonal tower to three upstairs bedrooms, one with a private sun porch. Bonus space waits above the garage.





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**PLAN#** HWL2100187

**Style:** Mediterranean

**Bedrooms:** 3

**Bathrooms:** 2

**Square Footage:** 1,853

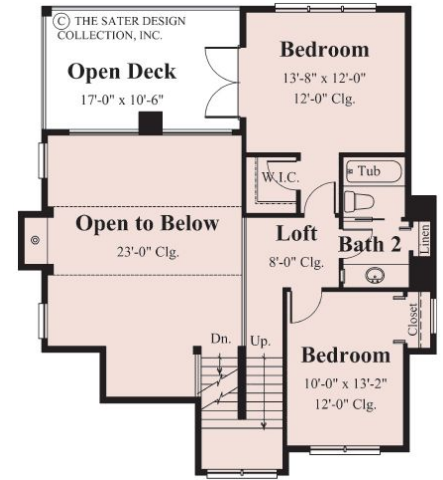
**Dimensions:** 44' - 0" w x 40' - 0" d

**Foundation:** Island Basement

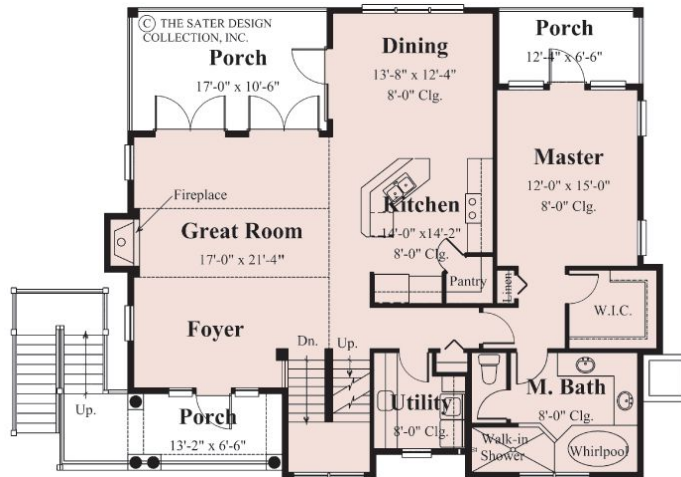
**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$927 \$1,697 \$927

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

With a perfect Mediterranean spirit, arch-top windows create curb appeal and allow the beauty and warmth of nature within. To the rear of the plan, an elegant dining room easily flexes to serve traditional events as well as impromptu gatherings. The homeowner's retreat features a spacious bedroom that leads outside to a private porch.



**SECOND LEVEL**



**MAIN LEVEL**

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**PLAN#** HWL2100188

**Style:** Colonial Revival

**Bedrooms:** 4

**Bathrooms:** 2½

**Square Footage:** 3,342

**Bonus Space:** 584 Sq. Ft.

**Dimensions:** 79' - 0" w x 79' - 2" d

**Foundation:** Crawlspace

**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,671 \$3,065 \$1,671

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

In this elegant design, front double doors open to a formal welcoming foyer. To the left is a hearth-warmed living room, which connects to a bay-windowed study. A formal dining room is found to the right. The island kitchen opens to a nook and leisure room. Three sets of double doors open onto the rear porch. Upstairs, the study hall opens to a romantic front balcony. Three family bedrooms share a hall bath. The master suite features a large sitting area accessing the master deck, a private whirlpool bath, and a huge walk-in closet.

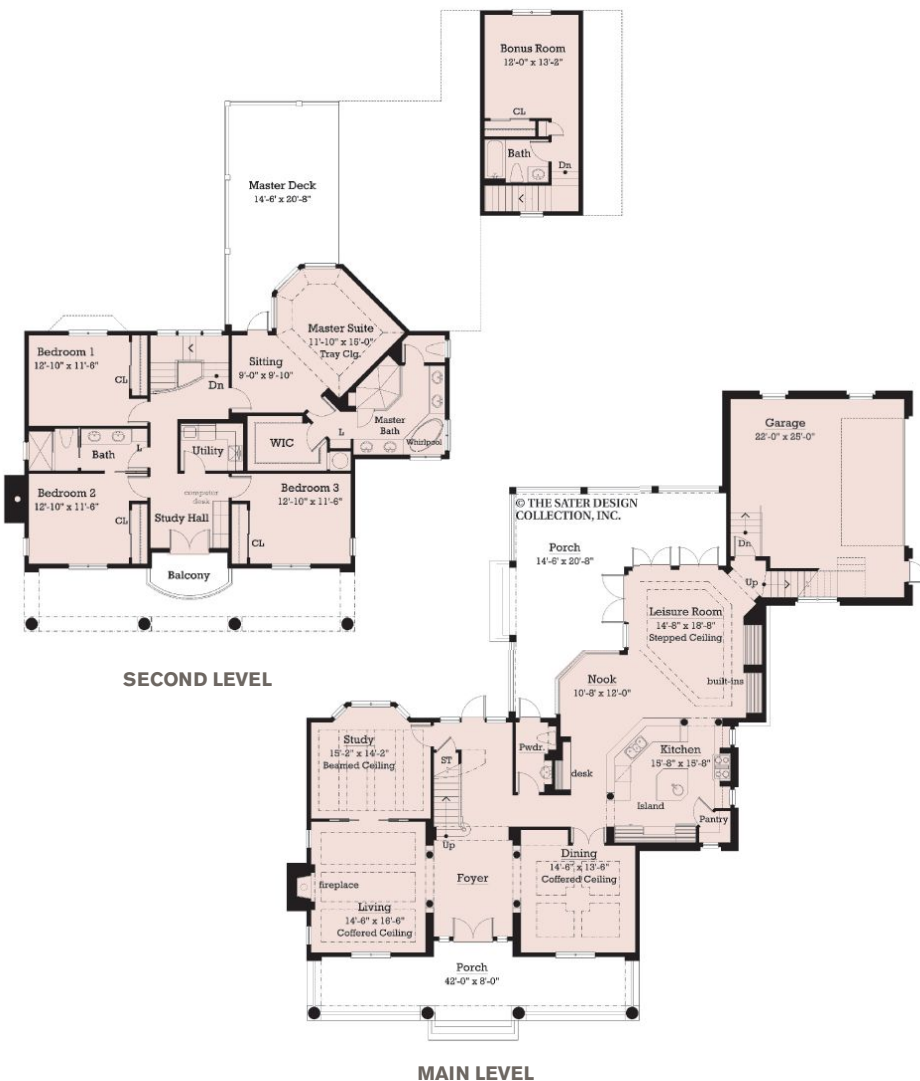






PHOTO BY LAURENCE TAYLOR  
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**PLAN#** HWL2100018

**Style:** Italianate

**Bedrooms:** 4

**Bathrooms:** 4½

**Square Footage:** 4,398

**Dimensions:** 105' - 9" w x 100' - 9" d

**Foundation:** Slab

**5-SET** 8-SET **REPRO** CAD **PDF**  
N/A N/A \$2,920 \$5,167 \$2,920

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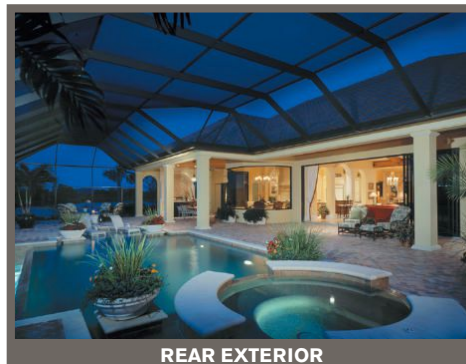
The appeal of Mediterranean style is undeniable, and this home is a fine example. The stucco exterior is accentuated by a red tile roof lending a timeless feel. The open floor plan and expansive outdoor living space are ideal for entertaining. The large rear veranda features an outdoor kitchen, perfect for alfresco meals. For more intimate occasions, relax in the private garden outside of the master bath.



**SECOND LEVEL**



**MAIN LEVEL**



**REAR EXTERIOR**



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**PLAN#** HWL2100019

**Style:** Mediterranean

**Bedrooms:** 3

**Bathrooms:** 3

**Square Footage:** 2,494

**Dimensions:** 60' - 0" w x 52' - 0" d

**Foundation:** Island Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,175 | \$2,115 | \$1,175 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This Mediterranean villa blends Italian charm with a distinct coastal feel. Once inside, the foyer leads up to a study on the left and the vaulted great room with rear views straight ahead. The island kitchen is conveniently open to a breakfast nook. Guest quarters reside on the right side of the plan; one suite boasts a private bath and the other uses a full hall bath. The master suite is secluded and features two walk-in closets and a pampering master bath.

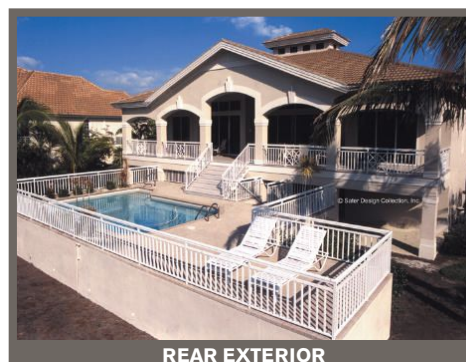
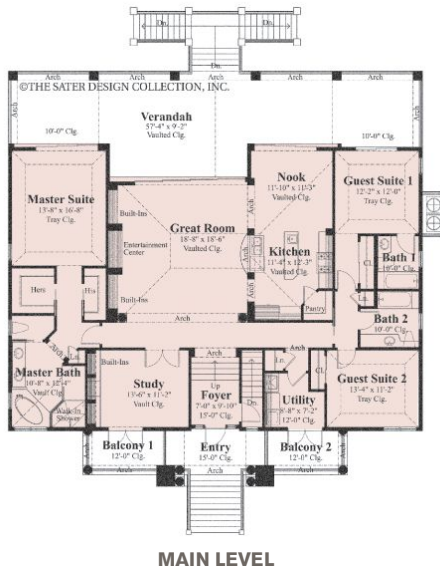
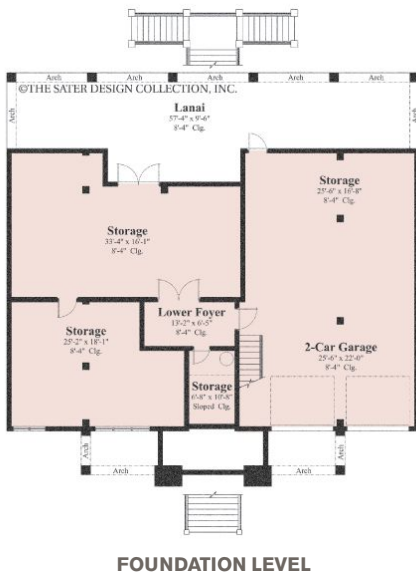






PHOTO BY M.E. PARKER PHOTOGRAPHY  
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 FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100020

**Style:** Mediterranean

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,271

**Dimensions:** 74' - 8" w x 118' - 0" d

**Foundation:** Slab

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,636      | \$2,944    | \$1,636    |

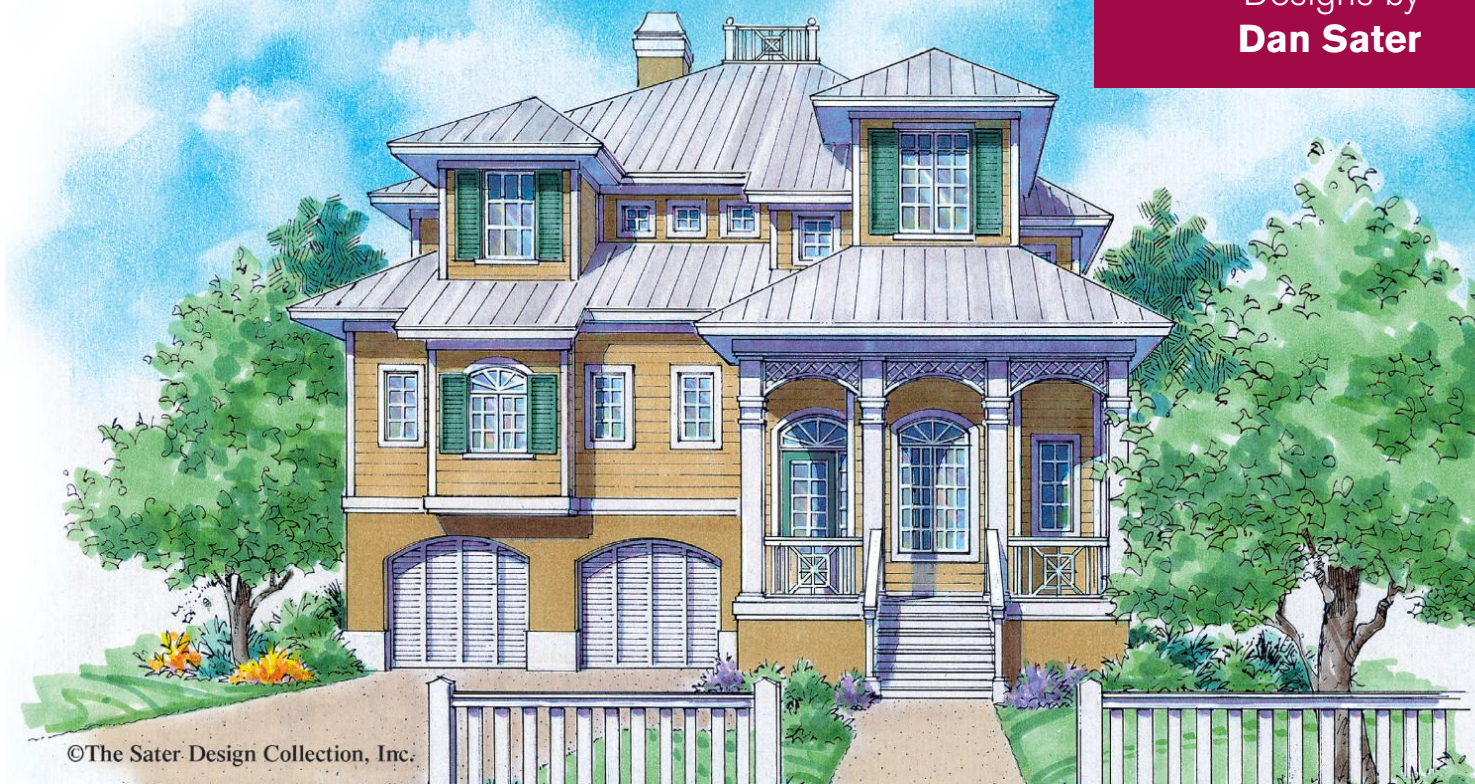
Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

**A**n arched portico and low-pitched tile roof add elegant curb appeal to this home. The floor plan calls for luxury at every turn: ceiling treatments in the living room and dining room, and an immense leisure room beside a gourmet island kitchen. The master suite dominates the left side of the plan, accessing the extensive outdoor living areas. Two more bedrooms occupy the right side of the plan. A detached guest suite offers privacy to visitors.



**REAR EXTERIOR**





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**PLAN#** HWL2100189

**Style:** Mediterranean

**Bedrooms:** 3

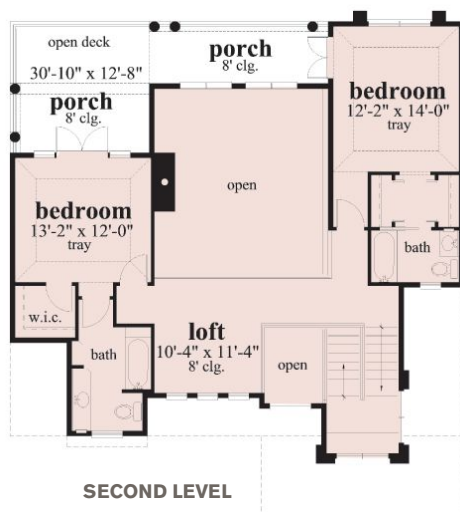
**Bathrooms:** 3½

**Square Footage:** 2,374

**Dimensions:** 44' - 0" w x 49' - 0" d

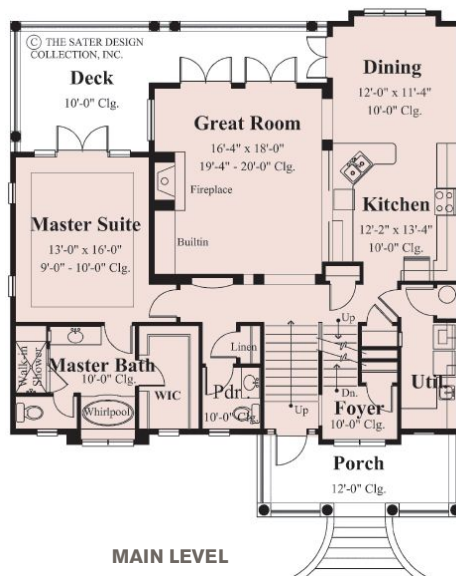
**Foundation:** Unfinished  
**Basement**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,187 | \$2,137 | \$1,187 |



SECOND LEVEL

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basement level plan



MAIN LEVEL

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The staircase leading to a columned front porch lends a touch of grandeur to this residence. The great room is inviting, with a fireplace and twin sets of double doors opening to a wraparound porch that's also accessed by the master suite. This spacious suite features luxurious extras like a tray ceiling, a separate garden tub and shower, and a huge walk-in closet. Upstairs, two additional bedrooms open up to a second-floor porch and have their own private baths.





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**PLAN#** HWL210022

**Style:** Florida

**Bedrooms:** 3

**Bathrooms:** 3½

**Square Footage:** 3,328

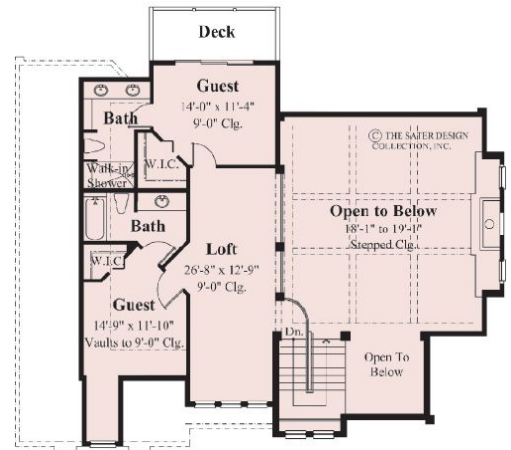
**Dimensions:** 58' - 0" w × 54' - 0" d

**Foundation:** Island Basement

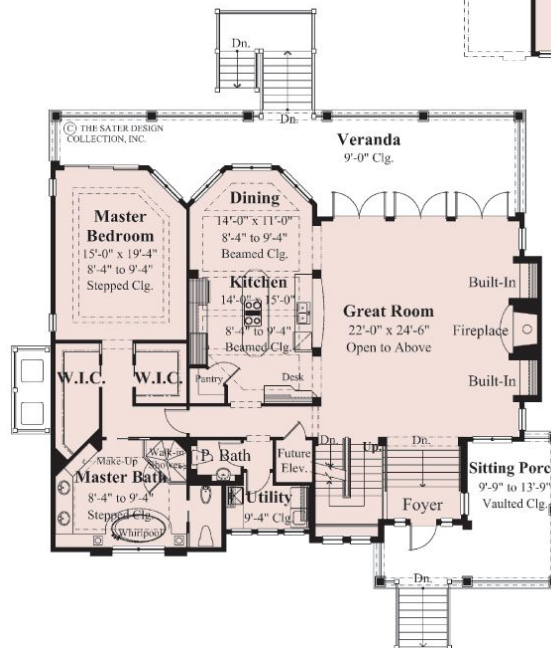
**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,664 \$2,995 \$1,664

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

The variety in the rooflines of this striking waterfront home will certainly make it the envy of the neighborhood. The two-story great room, with its fireplace and built-ins, is a short flight up from the foyer. The well-equipped kitchen will easily serve the gourmet who loves to entertain. The master suite completes the first level. Two bedrooms and two full baths, along with an expansive loft, constitute the second level. One guest suite has an attached sundeck.



**SECOND LEVEL**



**MAIN LEVEL**

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**PLAN#** HWL2100023

**Style:** Italianate

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,191

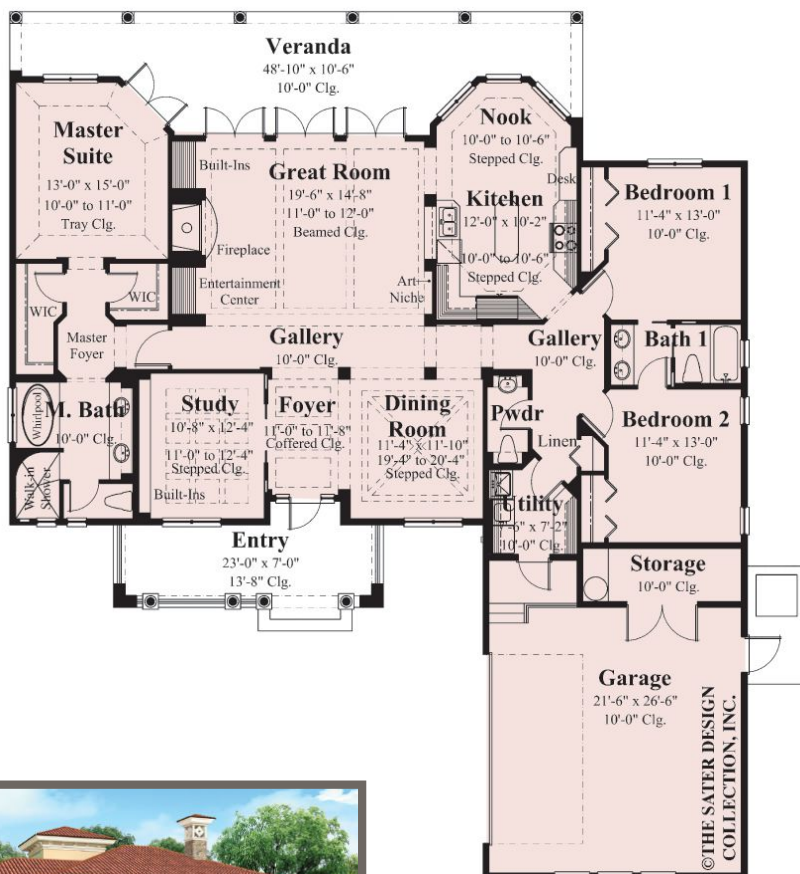
**Dimensions:** 62' - 10" w x 73' - 6" d

**Foundation:** Slab, Unfinished  
**Basement**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,096 | \$1,972 | \$1,096 |

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An open and thoughtfully designed floor plan utilizes every square foot well. The core of the home houses the public spaces, including the great room with a fireplace and the breakfast nook, which adjoins the kitchen. A study and formal dining room flank the foyer. The master suite occupies the entire left wing of the house and features a tray ceiling in the bedroom and His and Hers walk-in closets, while two additional bedrooms reside on the right side.



REAR EXTERIOR





**PLAN#** HWL210024

**Style:** Tidewater

**Bedrooms:** 3

**Bathrooms:** 3½

**Square Footage:** 2,756

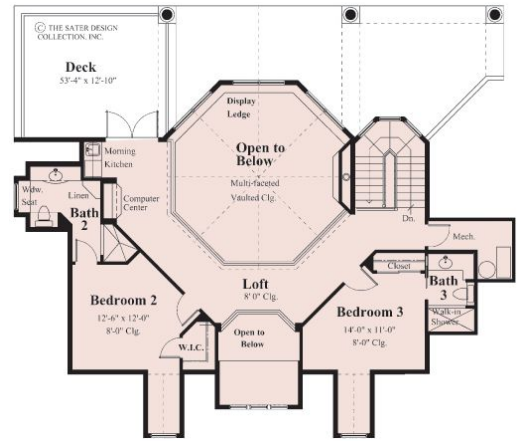
**Dimensions:** 66' - 0" w × 50' - 0" d

**Foundation:** Island Basement

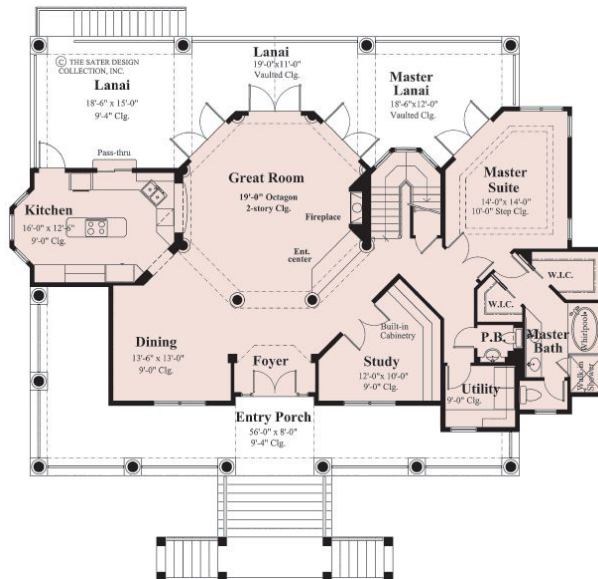
**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,378 \$2,480 \$1,378

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This southern plantation cottage is a perfect hideaway, harmonizing beautifully with seaside scenery. The exterior boasts a columned wraparound entry porch. The study offers built-in cabinetry, while the octagonal great room provides a multifaceted vaulted ceiling. This room leads through three sets of double doors to an outdoor vaulted lanai. Two bedrooms reside upstairs, each with its own private bath. The first-floor master suite is a homeowner's haven, with a walk-in closet and opulent bath.



**SECOND LEVEL**



**MAIN LEVEL**

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basement level plan



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**PLAN#** HWL2100190

**Style:** Italianate

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,142

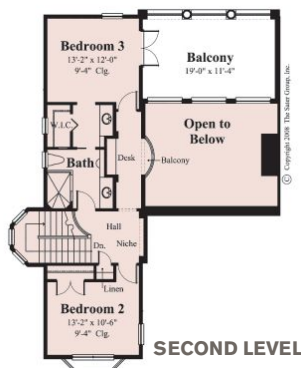
**Dimensions:** 80' - 0" w x 100' - 0" d

**Foundation:** Slab

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,571 | \$2,828 | \$1,571 |

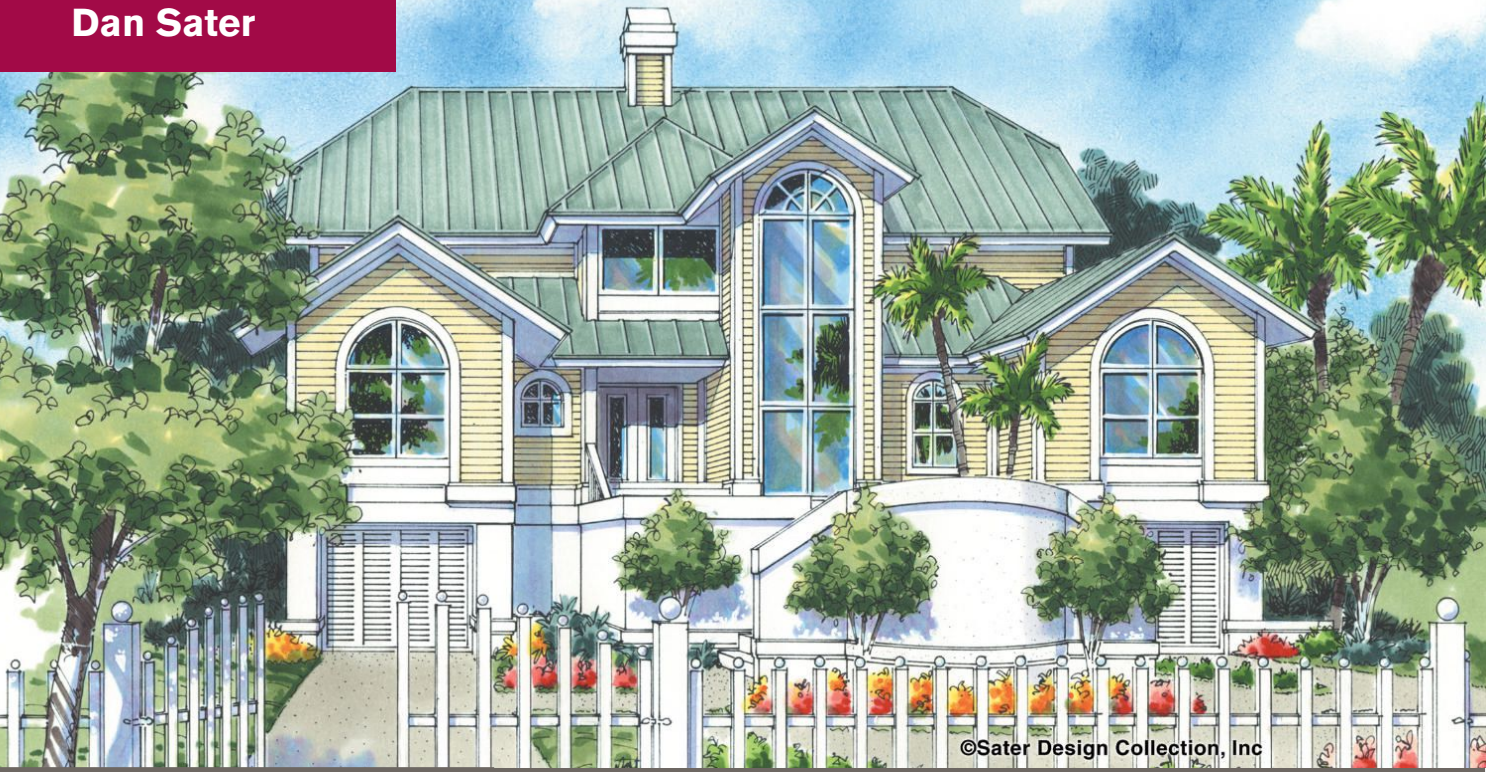
Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

The outdoor living areas rival the interior of this Mediterranean beauty. The immense pool/courtyard abuts the outdoor kitchen and fireplace. An adjacent guest cabana steps out to a loggia. A second loggia leads indoors to the beamed-ceiling grand room. The first-floor master suite is a private retreat away from two additional bedrooms on the second floor. The generous, open layout makes both indoor and outdoor entertaining a welcome possibility.



**REAR EXTERIOR**





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**PLAN#** HWL210026

**Style:** New American

**Bedrooms:** 3

**Bathrooms:** 4

**Square Footage:** 3,839

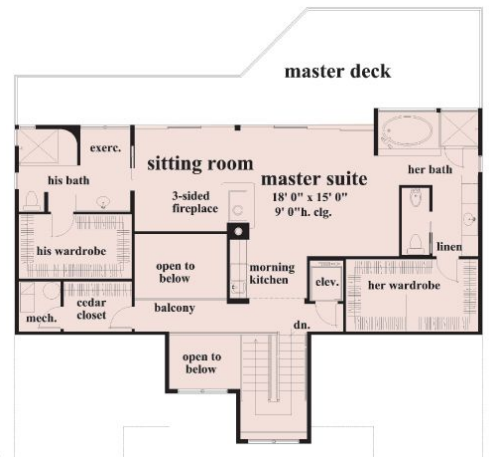
**Dimensions:** 56' - 0" w x 54' - 0" d

**Foundation:** Island Basement

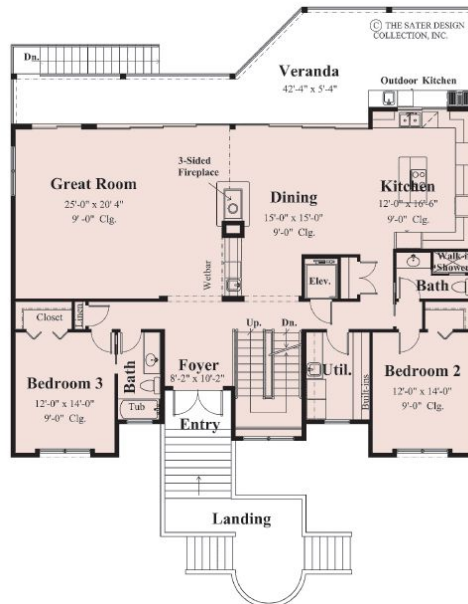
|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$2,495      | N/A        | \$2,495    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

A magnificent two-story circle-head window takes center stage and drenches the staircase with beautiful sunlight. The spacious living area and formal dining room are defined by a three-sided fireplace and a wet bar. The wide veranda is home to an outdoor kitchen. Two bedrooms on this level enjoy private baths. The upper level is dedicated to a lavish master suite, which boasts a three-sided fireplace, sitting area, private deck, and two separate bathrooms. An elevator offers convenience.



**SECOND LEVEL**



**MAIN LEVEL**

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**PLAN#** HWL2100027

**Style:** New American

**Bedrooms:** 3

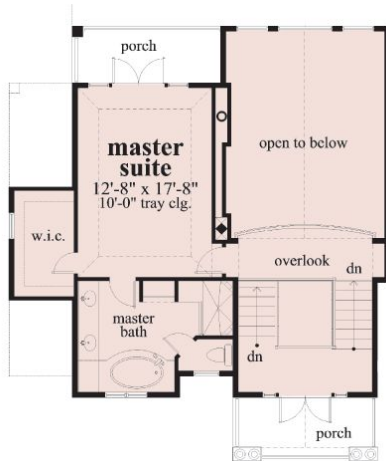
**Bathrooms:** 2

**Square Footage:** 1,978

**Dimensions:** 48' - 0" w x 48' - 8" d

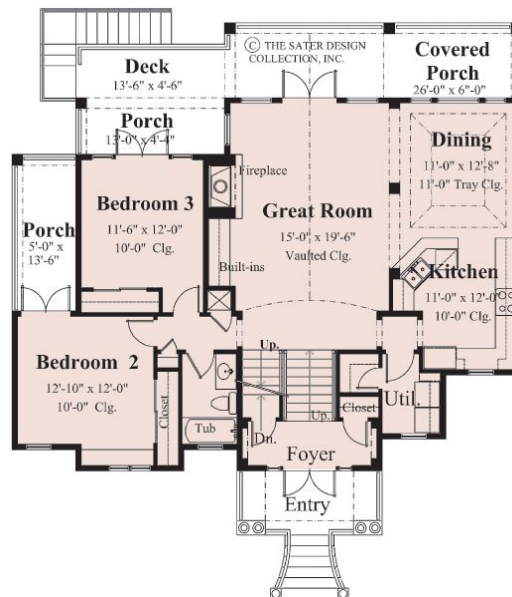
**Foundation:** Island Basement

| 5-SET | 8-SET | REPRO | CAD     | PDF   |
|-------|-------|-------|---------|-------|
| N/A   | N/A   | \$989 | \$1,780 | \$989 |



**SECOND LEVEL**

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to see the  
basement level plan



**MAIN LEVEL**

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The stone facade and woodwork detail give this home a Craftsman appeal. The great room features a fireplace flanked by built-ins and French-door access to the rear covered porch. The open dining room with a tray ceiling offers convenience to the spacious kitchen. Two family bedrooms share a bath and one enjoys a private porch. The second level is devoted to the master suite with a spacious walk-in closet, private porch, and a private bath.









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**PLAN#** HWL2100029

**Style: Victorian Eclectic**

**Bedrooms: 3**

**Bathrooms: 2**

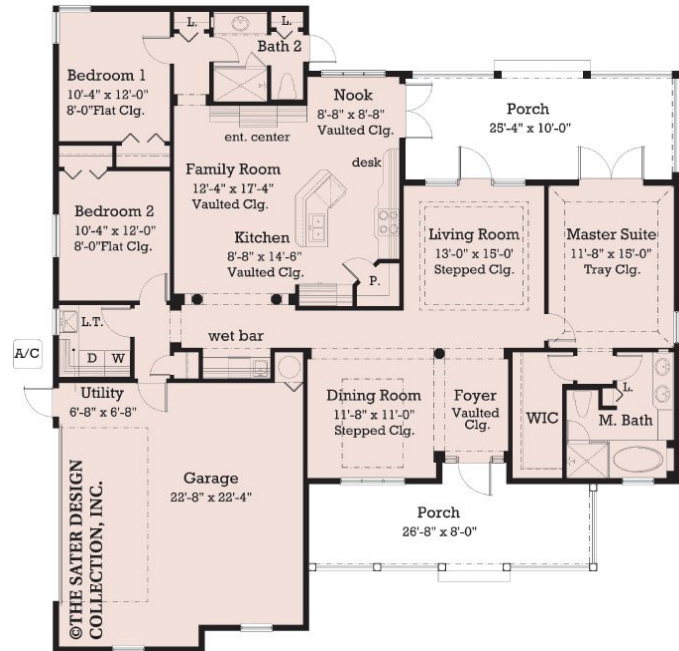
**Square Footage: 1,848**

**Dimensions: 58' - 0" w x 59' - 6" d**

**Foundation: Crawlspace**

| 5-SET | 8-SET | REPRO CAD | PDF       |
|-------|-------|-----------|-----------|
| N/A   | N/A   | \$924     | N/A \$924 |

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**PLAN#** HWL2100030

**Style: Colonial Revival**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 2,191**

**Dimensions: 62' - 10" w x 73' - 6" d**

**Foundation: Slab**

| 5-SET | 8-SET | REPRO CAD | PDF             |
|-------|-------|-----------|-----------------|
| N/A   | N/A   | \$1,096   | \$1,973 \$1,096 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

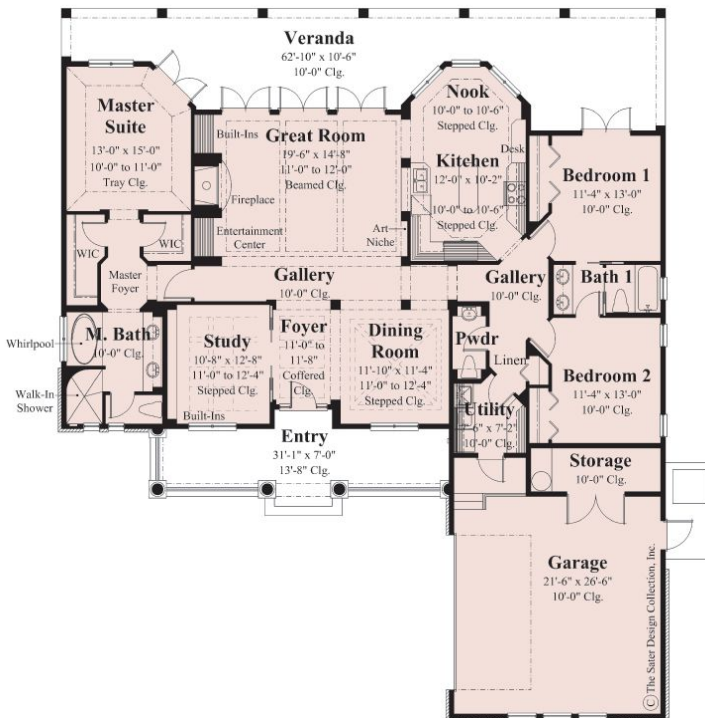






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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN# HWL2100031**

**Style: Country**

**Bedrooms: 3**

**Bathrooms: 3½**

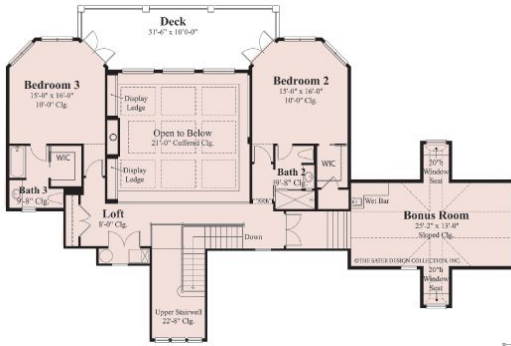
**Square Footage: 3,760**

**Dimensions: 77' - 2" w x 64' - 0" d**

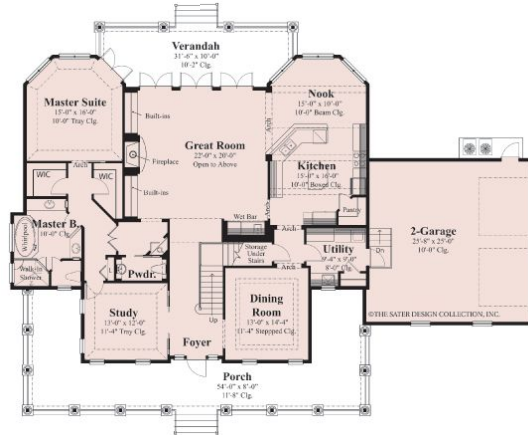
**Foundation: Crawlspace**

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$2,444      | \$4,327    | \$2,444    |

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**SECOND LEVEL**



**MAIN LEVEL**



**PLAN# HWL2100032**

**Style: Mediterranean**

**Bedrooms: 3**

**Bathrooms: 2**

**Square Footage: 2,331**

**Dimensions: 64' - 10" w x 55' - 2" d**

**Foundation: Slab**

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,166      | \$2,098    | \$1,166    |

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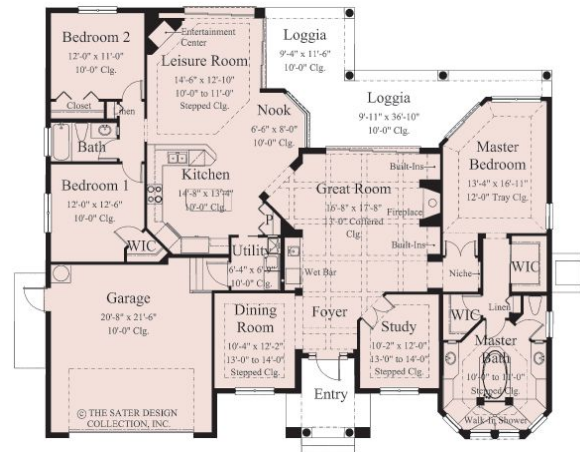
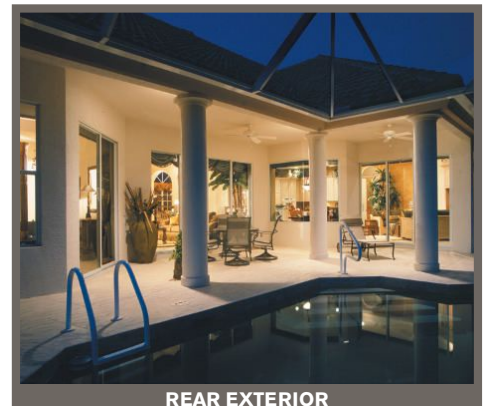


PHOTO BY TOM HARPER  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**REAR EXTERIOR**





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**PLAN# HWL210033**

**Style: Mediterranean**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 2,191**

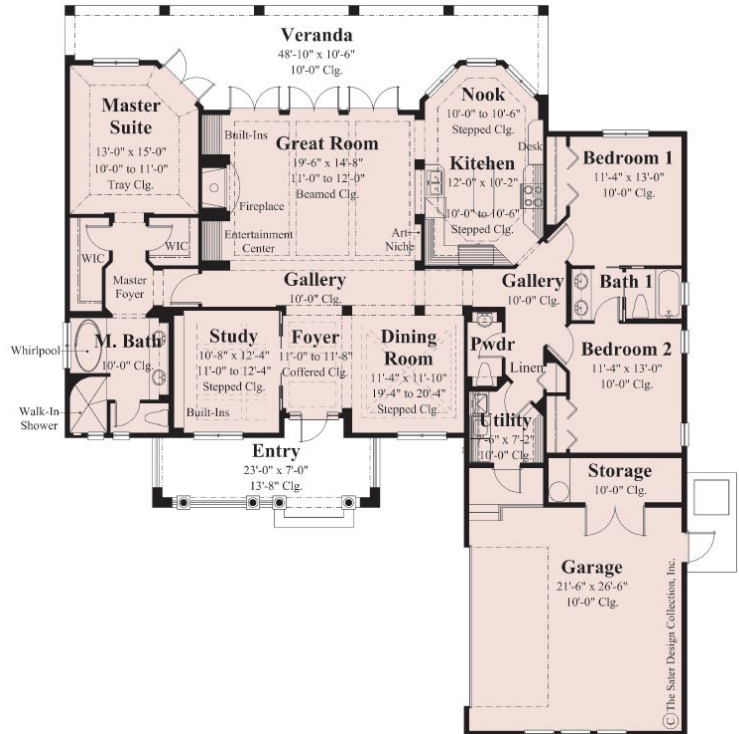
**Dimensions: 62' - 10" w × 73' - 6" d**

**Foundation: Slab**

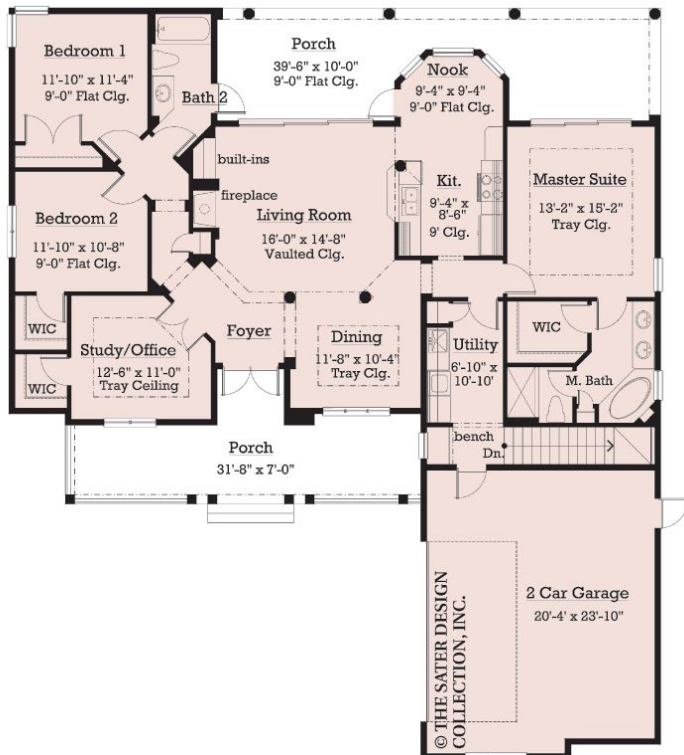
**5-SET 8-SET REPRO CAD PDF**

N/A N/A \$1,096 \$1,972 \$1,096

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**PLAN# HWL2100184**

**Style: Country**

**Bedrooms: 3**

**Bathrooms: 2**

**Square Footage: 1,822**

**Dimensions: 58' - 4" w × 66' - 8" d**

**Foundation: Unfinished Basement**

**5-SET 8-SET REPRO CAD PDF**

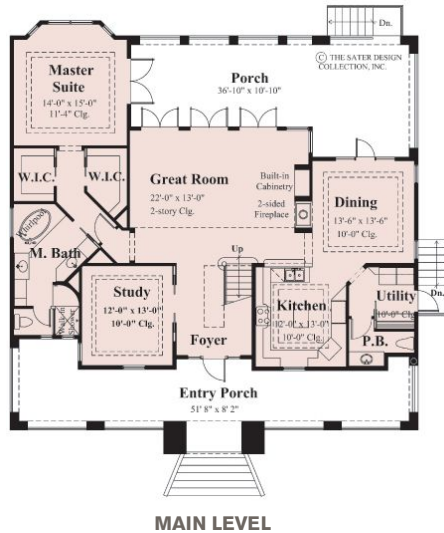
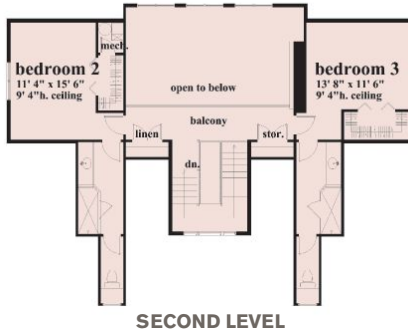
N/A N/A \$911 \$1,640 \$911

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**PLAN#** HWL2100035



**Style:** Bungalow  
**Bedrooms:** 3  
**Bathrooms:** 3½  
**Square Footage:** 2,736  
**Dimensions:** 54' - 0" w × 57' - 0" d  
**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,368 | \$2,462 | \$1,368 |

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**PLAN#** HWL2100185

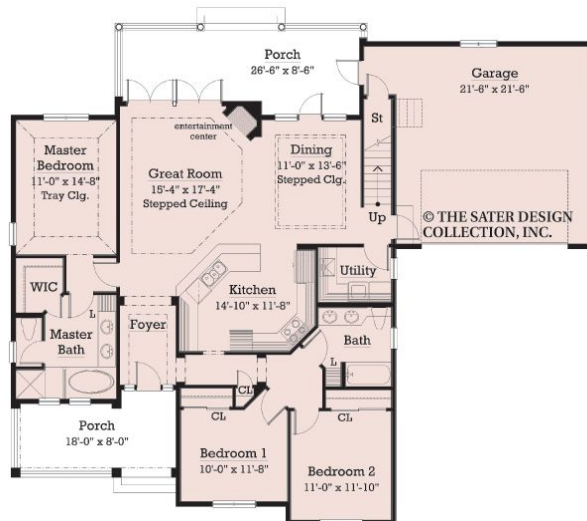
**Style:** Country  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Square Footage:** 1,616  
**Bonus Space:** 362 Sq. Ft.  
**Dimensions:** 64' - 0" w × 54' - 6" d  
**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO | CAD | PDF   |
|-------|-------|-------|-----|-------|
| N/A   | N/A   | \$875 | N/A | \$875 |

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OPTIONAL BONUS SPACE







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**PLAN#** HWL2100191

**Style:** Cottage

**Bedrooms:** 3

**Bathrooms:** 2

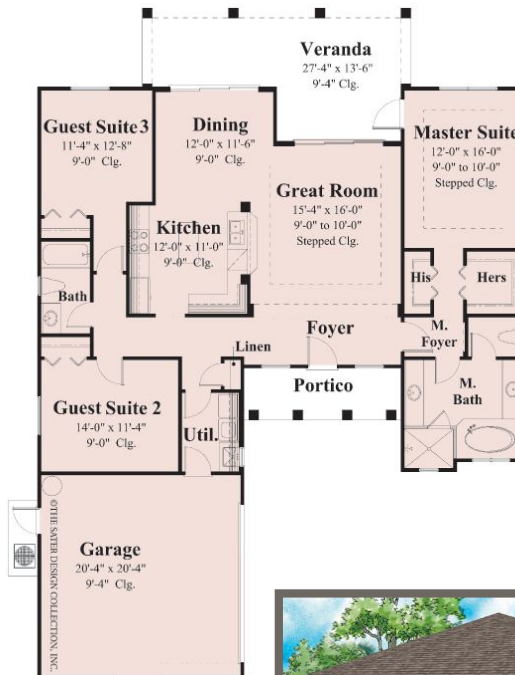
**Square Footage:** 1,711

**Dimensions:** 49' - 8" w x 70' - 0" d

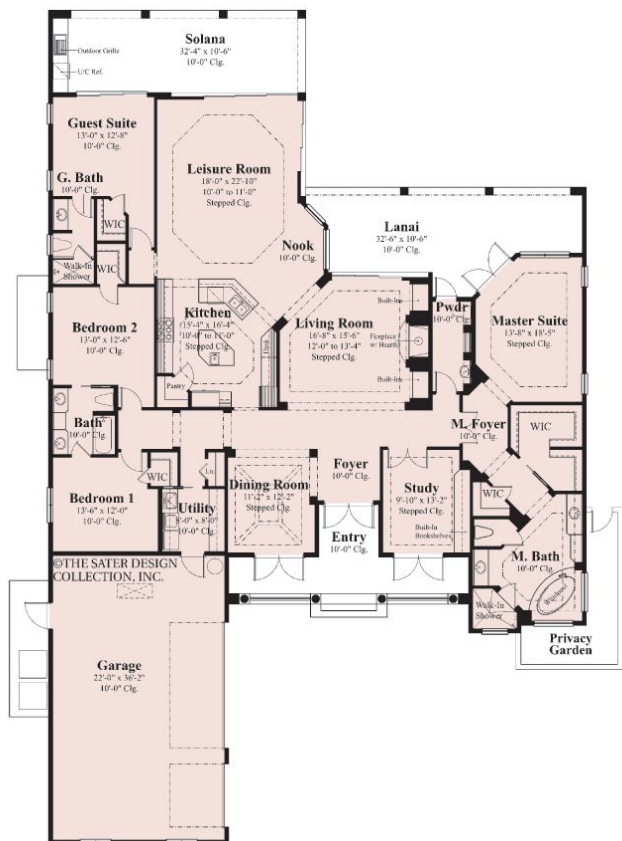
**Foundation:** Slab

| 5-SET | 8-SET | REPRO | CAD     | PDF   |
|-------|-------|-------|---------|-------|
| N/A   | N/A   | \$875 | \$1,540 | \$875 |

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REAR EXTERIOR



**PLAN#** HWL2100038

**Style:** Florida

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,331

**Dimensions:** 68' - 8" w x 106' - 0" d

**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,666 | \$2,998 | \$1,666 |

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**PLAN#** HWL2100195

**Style:** Cottage

**Bedrooms:** 3

**Bathrooms:** 2

**Square Footage:** 1,436

**Dimensions:** 49' - 4" w x 60' - 0" d

**Foundation:** Slab

| 5-SET | 8-SET | REPRO CAD | PDF     |
|-------|-------|-----------|---------|
| N/A   | N/A   | \$875     | \$1,292 |

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REAR EXTERIOR



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**PLAN#** HWL2100040

**Style:** Farmhouse

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,329

**Dimensions:** 72' - 6" w x 73' - 4" d

**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO CAD | PDF |
|-------|-------|-----------|-----|
| N/A   | N/A   | \$1,165   | N/A |

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REAR EXTERIOR

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**PLAN# HWL2100041**

**Style: Spanish Revival**

**Bedrooms: 3**

**Bathrooms: 2½ + ½**

**Square Footage: 3,351**

**Dimensions: 84' - 0" w x 92' - 2" d**

**Foundation: Slab**

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,676      | \$3,009    | \$1,676    |

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**PLAN# HWL2100042**

**Style: Spanish Revival**

**Bedrooms: 3**

**Bathrooms: 3½**

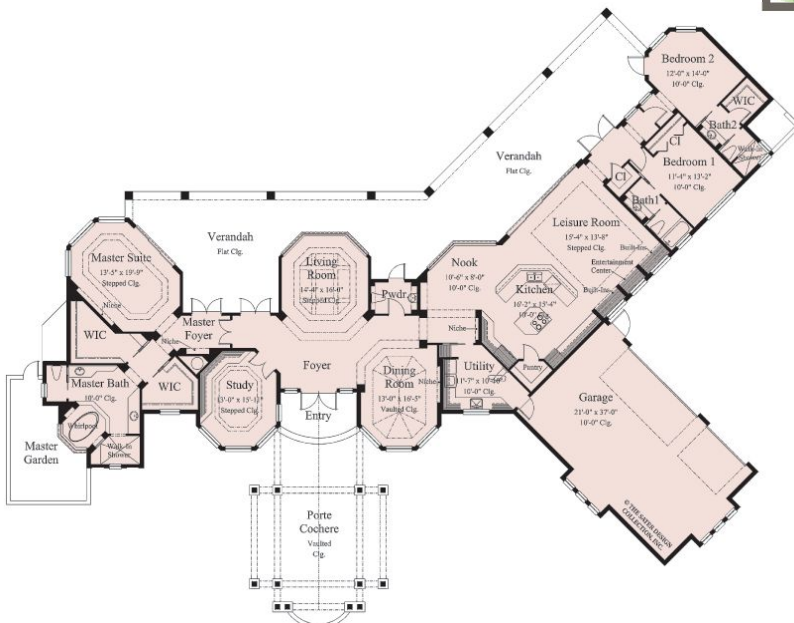
**Square Footage: 3,384**

**Dimensions: 121' - 5" w x 99' - 6" d**

**Foundation: Slab**

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,692      | \$3,046    | \$1,692    |

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**PLAN#** HWL2100043

**Style:** Country

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,329

**Dimensions:** 72' - 0" w x 73' - 4" d

**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| N/A   | N/A   | \$1,165 | N/A | \$1,165 |

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**PLAN#** HWL2100044

**Style:** Country

**Bedrooms:** 3

**Bathrooms:** 2½

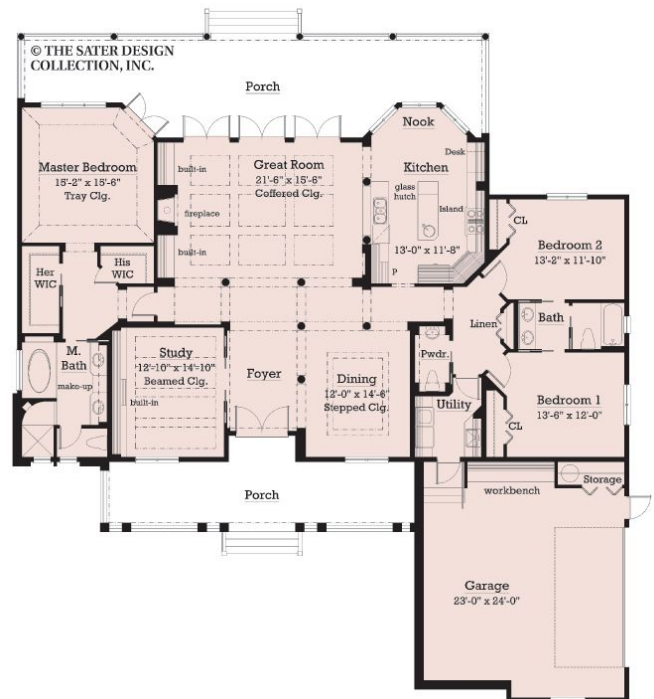
**Square Footage:** 2,555

**Dimensions:** 70' - 6" w x 76' - 6" d

**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,278 | \$2,300 | \$1,278 |

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**PLAN#** HWL2100045

**Style: Mediterranean**

**Bedrooms: 3**

**Bathrooms: 2½**

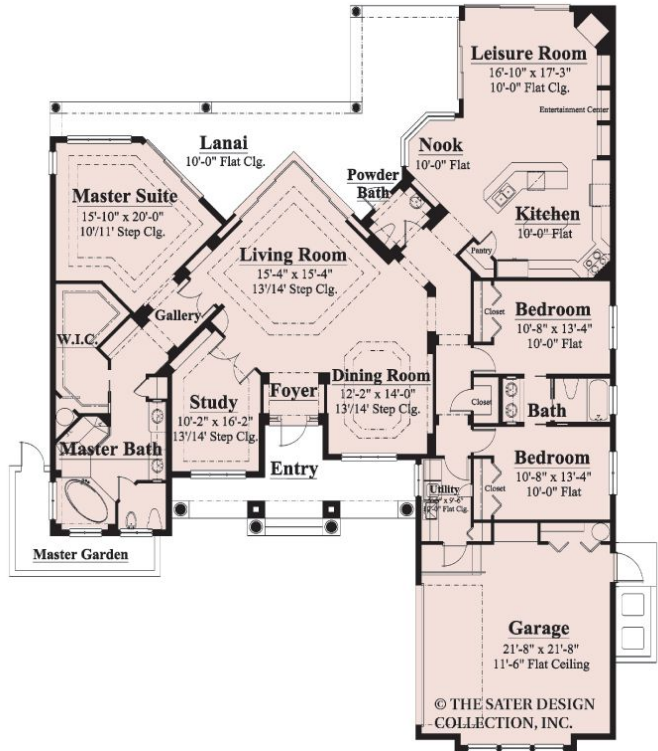
**Square Footage: 2,823**

**Dimensions: 65' - 0" w x 85' - 4" d**

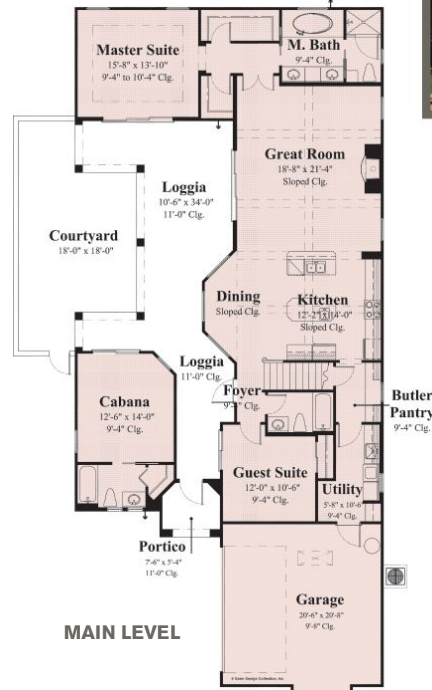
**Foundation: Slab**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,412 | \$2,541 | \$1,412 |

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**SECOND LEVEL**



**MAIN LEVEL**



**PLAN#** HWL2100192

**Style: Mediterranean**

**Bedrooms: 3**

**Bathrooms: 4**

**Square Footage: 2,676**

**Dimensions: 40' - 0" w x 89' - 0" d**

**Foundation: Slab**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,338 | \$2,408 | \$1,338 |

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**PLAN#** HWL2100047

**Style: Mediterranean**

**Bedrooms: 2**

**Bathrooms: 3**

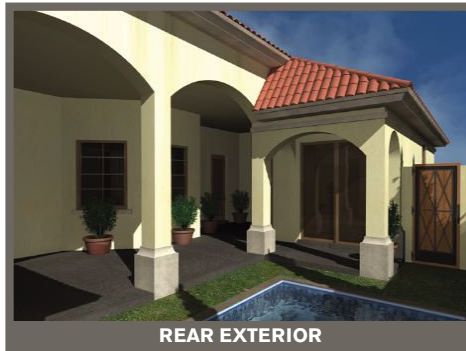
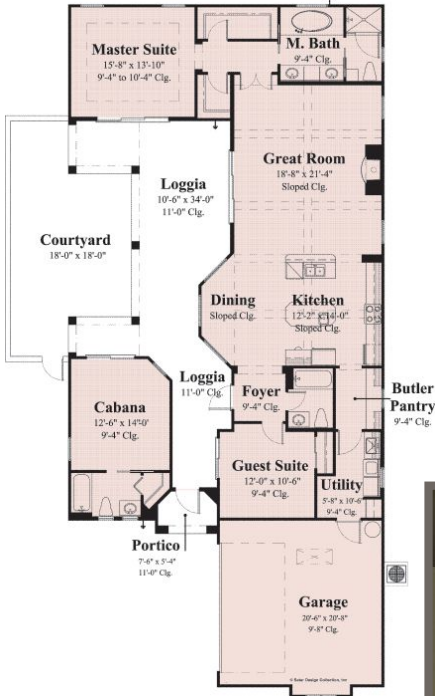
**Square Footage: 1,892**

**Dimensions: 40' - 0" w x 87' - 4" d**

**Foundation: Slab**

| 5-SET | 8-SET | REPRO CAD | PDF     |
|-------|-------|-----------|---------|
| N/A   | N/A   | \$875     | \$1,466 |
|       |       | \$875     |         |

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**REAR EXTERIOR**



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**PLAN#** HWL2100048

**Style: New American**

**Bedrooms: 3**

**Bathrooms: 2**

**Square Footage: 2,137**

**Dimensions: 44' - 0" w x 63' - 0" d**

**Foundation: Unfinished Walkout Basement**

| 5-SET | 8-SET | REPRO CAD | PDF |
|-------|-------|-----------|-----|
| N/A   | N/A   | \$1,069   | N/A |
|       |       | \$1,069   |     |

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**MAIN LEVEL**

**FOUNDATION LEVEL**





**HWLG210001**

Style: Farmhouse  
Bedrooms: 4  
Bathrooms: 2½  
Square Footage: 3,190  
Dimensions: 69'-8" w x  
61'-10"d



**HWLG210002**

Style: Italianate  
Bedrooms: 5  
Bathrooms: 3½  
Square Footage: 3,993  
Dimensions: 80'-0" w x  
104'-0"d



**HWLG210003**

Style: Victorian Eclectic  
Bedrooms: 3  
Bathrooms: 3  
Square Footage: 2,328  
Dimensions: 47'-0" w x  
50'-0"d



**HWLG210004**

Style: French Country  
Bedrooms: 3  
Bathrooms: 3  
Square Footage: 2,923  
Dimensions: 76'-4" w x  
69'-10"d



**HWLG210005**

Style: Mediterranean  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 2,651  
Dimensions: 70'-0" w x  
64'-0"d



**HWLG210006**

Style: French Country  
Bedrooms: 5  
Bathrooms: 5½  
Square Footage: 4,167  
Dimensions: 58'-0" w x  
65'-0"d



**HWLG210007**

Style: Mediterranean  
Bedrooms: 3  
Bathrooms: 3  
Square Footage: 2,513  
Dimensions: 46'-0" w x  
51'-0"d



**HWLG210008**

Style: Mediterranean  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,717  
Dimensions: 58'-0" w x  
62'-0"d



**HWLG210009**

Style: Italianate  
Bedrooms: 3  
Bathrooms: 3½  
Square Footage: 3,184  
Dimensions: 65'-0" w x  
90'-6"d



**HWLG210010**

Style: New American  
Bedrooms: 3  
Bathrooms: 4  
Square Footage: 3,839  
Dimensions: 56'-0" w x  
54'-0"d



**HWLG210011**

Style: Cottage  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 2,190  
Dimensions: 59'-8" w x  
54'-0"d



**HWLG210012**

Style: Cottage  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,676  
Dimensions: 49'-4" w x  
58'-0"d



**HWLG210013**

Style: French Country  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,848  
Dimensions: 58'-0" w x  
60'-0"d



**HWLG210014**

Style: Mediterranean  
Bedrooms: 2  
Bathrooms: 2  
Square Footage: 1,753  
Dimensions: 36'-0" w x  
80'-8"d



**HWLG210015**

Style: Farmhouse  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,822  
Dimensions: 58'-0" w x  
67'-2"d

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# In Touch with Nature

Huge windows and well-placed stone create an interaction with the outdoors

**STONE AND STUCCO COMBINE** with multiple gable peaks and an arched front entry to create impressive curb appeal for this European home. The grand foyer greets visitors on the inside, flanked on either side by the dining room and bedroom/study. Further along, the great room shows off a cathedral ceiling, porch access, and a wall of windows to offer unparalleled views. The breakfast room and kitchen also open to the great room and one another, simplifying mealtime.

On the other side of the home, the large master suite was designed for complete relaxation. A bowed sitting area grants extra space in the bedroom, while the luxurious master bath features a corner shower, large soaking tub, dual sinks, and private toilet.

In the lower level are three bedrooms, each with its own full bath. A large rec room with fireplace completes this floor and provides an additional gathering space in the home. ■



Stone decorates the entry arch and continues along the bottom of the front exterior.



During the day, tall windows bring in light to the great room. At night, turn your attention to the fireplace.







Treat yourself to a relaxing bath in the master suite's grand tub.



A cooktop island lets you chop and cook food in the same place without running back and forth.

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Enjoy a cup of tea and a book in the master suite's sunny bayed nook.

**PLAN#** HWL2100049

**Style:** European

**Bedrooms:** 5

**Bathrooms:** 5

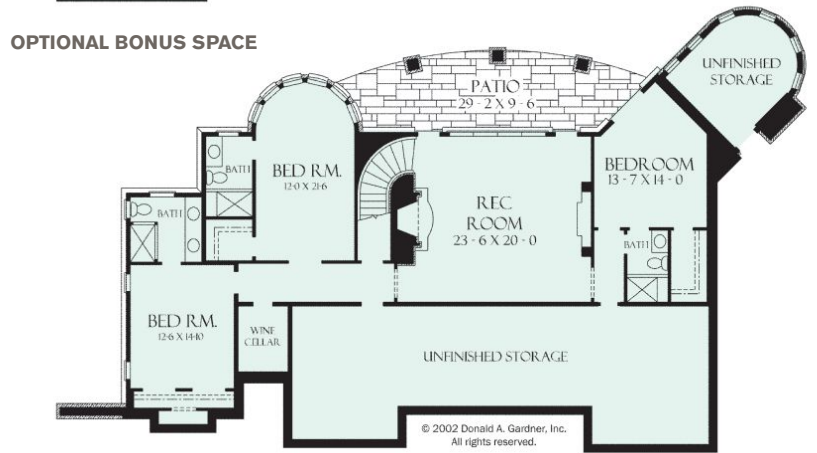
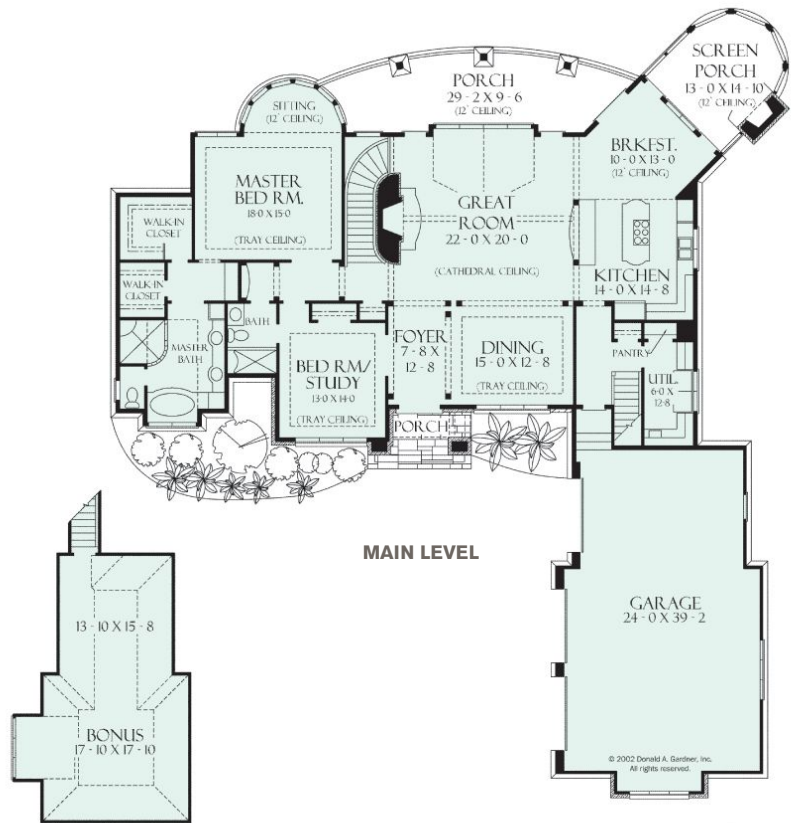
**Square Footage:** 4,357

**Bonus Space:** 582 sq. ft.

**Dimensions:** 82' - 4" w x 95' - 10" d

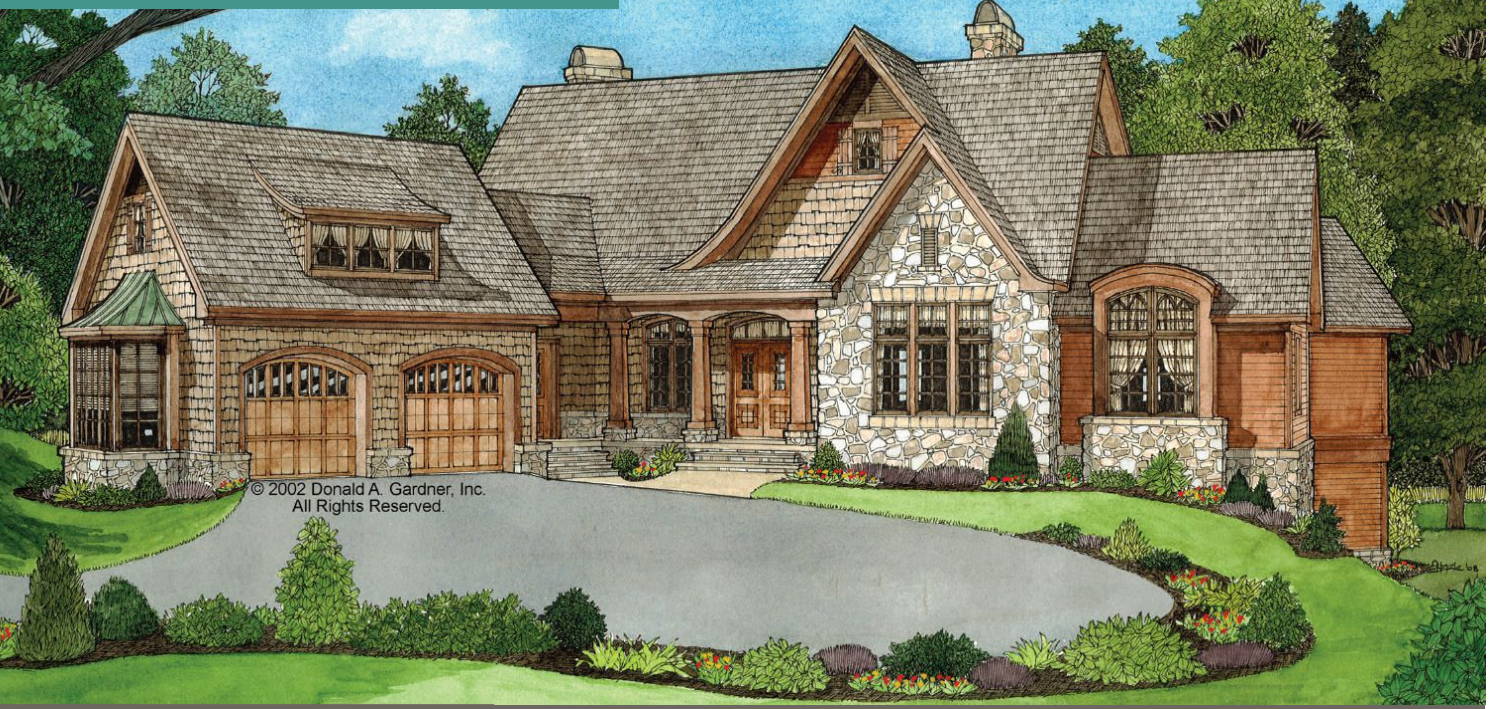
|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$2,408      | \$2,525      | \$3,128      | \$6,255    | \$3,128    |

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A variety of porches, one of them screened, gives you many possibilities for relaxing outside.





**PLAN#** HWL2100050

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 4½

**Square Footage:** 4,547

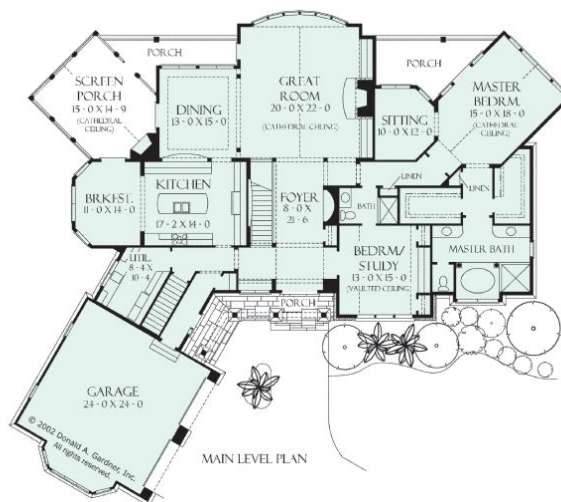
**Bonus Space:** 480 Sq. Ft.

**Dimensions:** 93' - 11" w x 80' - 9" d

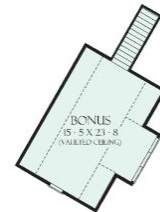
**5-SET 8-SET REPRO CAD PDF**  
 \$2,761 \$2,885 \$3,514 \$7,028 \$3,514

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Sloped gables and graceful arches combine with cedar shake and stonework to create an elegant Old World exterior with cottage ambiance. This hillside walkout features plenty of outdoor living areas. Cathedral ceilings top the great room, master bedroom, and screened porch. Three fireplaces, built-in cabinetry, and an art niche add custom touches, along with the large utility room. Downstairs, each bedroom has its own walk-in closet and bath, while a powder room services the rec room. A wet bar lets kids prepare snacks.



**MAIN LEVEL**



**OPTIONAL BONUS SPACE**



**LOWER LEVEL**



**REAR EXTERIOR**



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**PLAN#** HWL2100051

**Style:** French Country  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Square Footage:** 2,818  
**Dimensions:** 70' - 0" w x 69' - 10" d

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$895 | \$955 | \$1,270 | N/A | \$1,270 |

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Promoting easy living, this home has plenty of sophisticated country character. Inside, columns and a tray ceiling distinguish the dining room, and beautiful double doors open into the study/bedroom. Art niches, fireplaces, and built-in cabinetry add beauty and convenience. The kitchen has a handy pass-through to the great room; relax here or in the more-casual family room. The master suite features a bayed sitting area and French doors that lead to the spacious rear deck.







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**PLAN# HWL210052**

**Style: European**

**Bedrooms: 4**

**Bathrooms: 4½ + ½**

**Square Footage: 6,155**

**Bonus Space: 523 Sq. Ft.**

**Dimensions: 119' - 2" w x 100' - 7" d**

**5-SET 8-SET REPRO CAD PDF**  
 \$3,773 \$3,905 \$4,581 \$9,163 \$4,581

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

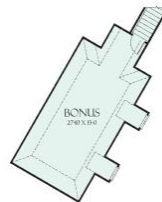
With its impressive exterior and lavish conveniences, this hillside plan captures the essence of grand living, blending style and grace. This home offers multiple outdoor living areas, including a screened porch with a fireplace and downstairs patios. Inside, special details include decorative ceilings, a circular staircase, and columns. Don't miss the super-luxurious master suite with its bow window, deluxe tub, and large shower, or the downstairs suite that would make an ideal home for an in-law or nanny.



**MAIN LEVEL**



**LOWER LEVEL**



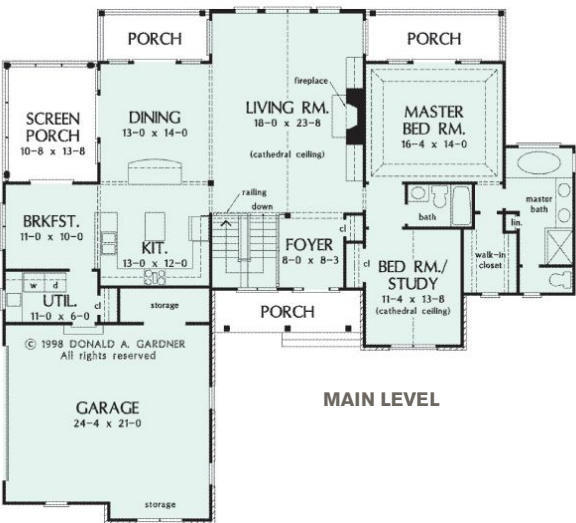
**OPTIONAL BONUS SPACE**



**REAR EXTERIOR**



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MAIN LEVEL



LOWER LEVEL



REAR EXTERIOR

**PLAN#** HWL2100053

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 2,956

**Dimensions:** 68' - 4" w x 61' - 1" d

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$895 | \$955 | \$1,270 | N/A | \$1,270 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

A variety of porches on both levels of this exceptional Craftsman home offers both shared and private enjoyment of the view. A dramatic cathedral ceiling heightens the open living room. The master bedroom is topped by a tray ceiling and features a lovely bath, a walk-in closet, and a private porch. A versatile bedroom/study and full bath are nearby. Downstairs are two more bedrooms (each with an adjacent covered patio), another full bath, and a generous family room with fireplace.





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**PLAN#** HWL2100054

**Style:** European

**Bedrooms:** 5

**Bathrooms:** 5½

**Square Footage:** 3,920

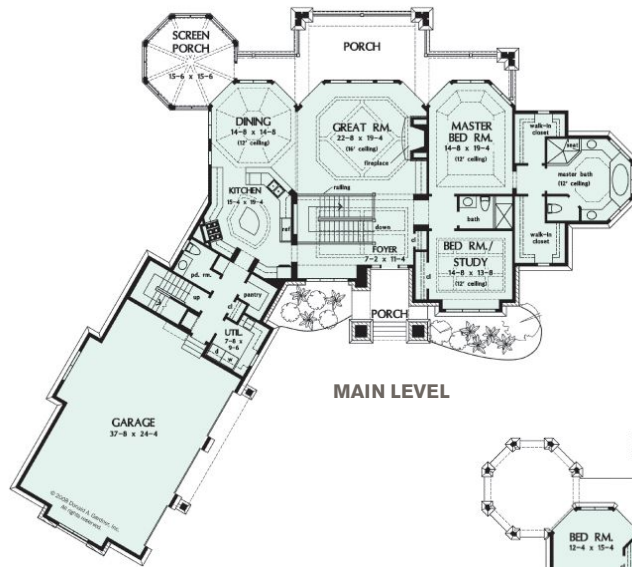
**Bonus Space:** 824 Sq. Ft.

**Dimensions:** 109' - 4" w x 96' - 10" d

**5-SET** \$2,084   **8-SET** \$2,198   **REPRO** \$2,775   **CAD** \$5,550   **PDF** \$2,775

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

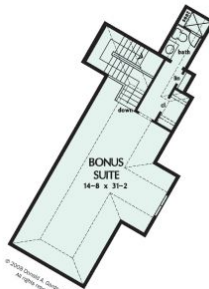
A mixture of stone and shake lends an earthy feel that incorporates the home with the surrounding landscape. A series of bay windows on the rear maximizes views from every room. The main level features an oversized great room, octagonal dining room, generous kitchen, a bedroom/study, and the well-appointed owner's suite with its spectacular bath. On the lower walkout level, a rec room and wet bar form a fun hangout for the occupants of the three bedrooms—each with his or her own bathroom.



**MAIN LEVEL**



**LOWER LEVEL**



**OPTIONAL BONUS SPACE**



**REAR EXTERIOR**





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**PLAN#** HWL2100055

**Style:** French Country

**Bedrooms:** 4

**Bathrooms:** 4

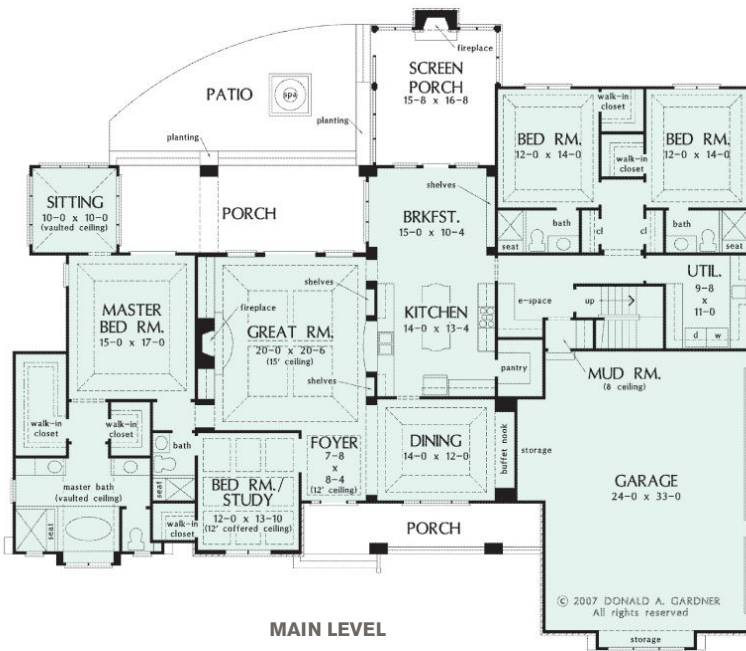
**Square Footage:** 3,047

**Bonus Space:** 795 Sq. Ft.

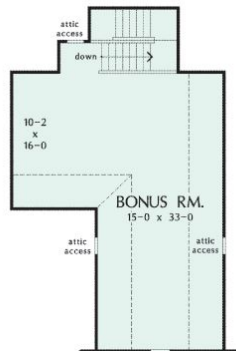
**Dimensions:** 88'-6" w x 75'-8" d

| 5-SET | 8-SET   | REPRO   | CAD | PDF     |
|-------|---------|---------|-----|---------|
| \$970 | \$1,030 | \$1,360 | N/A | \$1,360 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan



**MAIN LEVEL**



**OPTIONAL BONUS SPACE**



**REAR EXTERIOR**

Inside this beautiful family home, each bedroom features elegant ceiling treatments, a walk-in closet, and an adjacent full bathroom. The large island kitchen includes a walk-in pantry and easily serves the spacious dining room. Luxuries in the well-appointed master suite include a secluded sitting room, porch access, and a spa-like bath. The screened porch offers year-round outdoor living with a fireplace. A bonus space over the three-car garage has nearly 800 square feet of space for future expansion.





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**PLAN#** HWL210056

**Style:** Farmhouse

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 2,521

**Bonus Space:** 349 Sq. Ft.

**Dimensions:** 66' - 8" w x 49' - 8" d

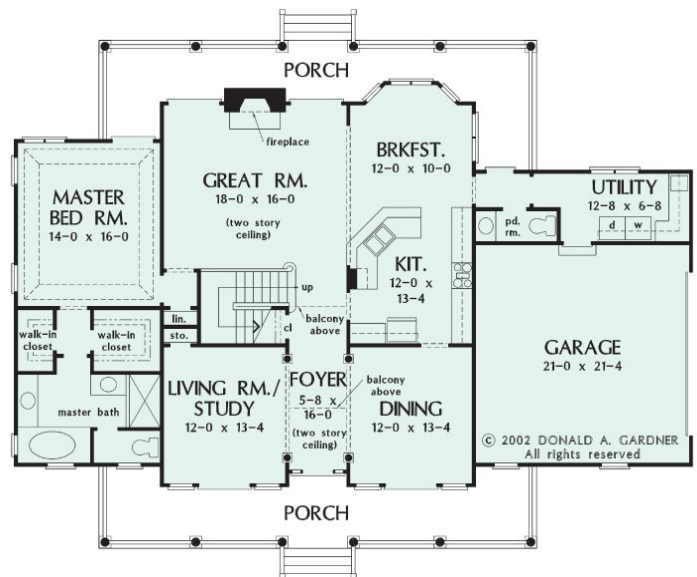
| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$895 | \$955 | \$1,270 | N/A | \$1,270 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Multi-pane windows, country siding, and a wide, welcoming front porch come together to create this charming farmhouse. Inside, the kitchen flows effortlessly into the bayed breakfast nook and formal dining room. The two-story great room features a fireplace and rear-porch access through French doors. The first-floor master suite is graced with a tray ceiling, relaxing bath, and French door access to the rear porch. Upstairs, three bedrooms and a bonus room provide space for the whole family.



**SECOND LEVEL**



**MAIN LEVEL**

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ART KAUBS

**PLAN#** HWL2100057

**Style:** English Cottage

**Bedrooms:** 3

**Bathrooms:** 2

**Square Footage:** 1,583

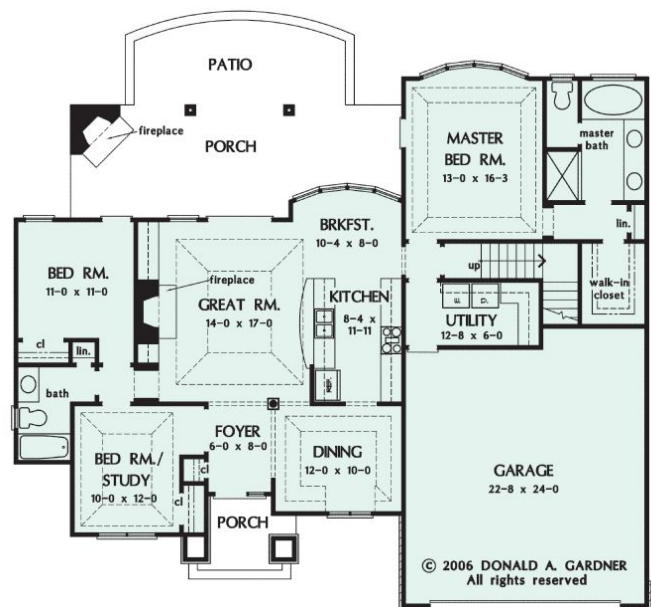
**Bonus Space:** 403 Sq. Ft.

**Dimensions:** 60' - 3" w x 51' - 10" d

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$810 | \$870 | \$1,130 | N/A | \$1,130 |

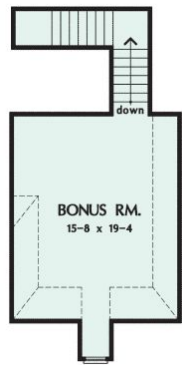
Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Compact yet charming, this home includes all the details of a much larger home. Beautiful stone adds a European feel. For entertaining, the breakfast nook, great room, kitchen, and dining room are all just steps away from one another. The breakfast room is hugged by a bow window, as is the master bedroom. Perfectly positioned, the bedrooms ensure privacy. Enjoy soaking in the master suite's garden tub that gazes out to the rear property.



MAIN LEVEL

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OPTIONAL BONUS SPACE



REAR EXTERIOR





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**PLAN# HWL2100193**

**Style: Farmhouse**

**Bedrooms: 4**

**Bathrooms: 3½**

**Square Footage: 2,586**

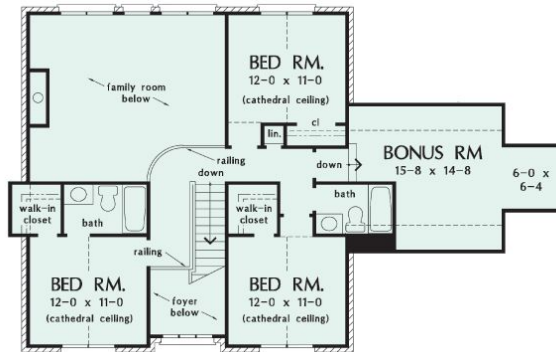
**Bonus Space: 264 Sq. Ft.**

**Dimensions: 70' - 7" w x 48' - 4" d**

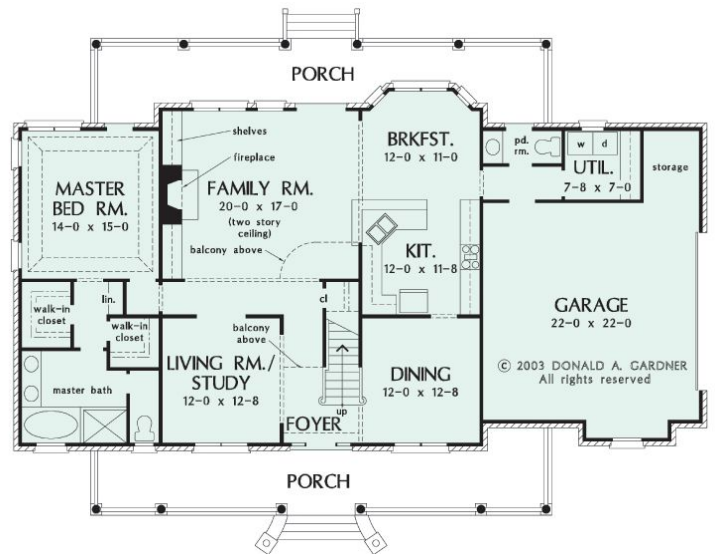
**5-SET 8-SET REPRO CAD PDF**  
 \$895 \$955 \$1,270 N/A \$1,270

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Wrapping a traditional brick exterior with two country porches creates a modern facade that's big on southern charm. The family room includes a fireplace, built-in shelves, and access to the rear porch. A bay window expands the breakfast nook, located adjacent to the U-shaped kitchen. The master suite is complete with linen shelves, two walk-in closets, and a master bath featuring a double vanity, garden tub, separate shower, and private privy. The second level holds three more bedrooms, two bathrooms, and bonus space.



**SECOND LEVEL**



**MAIN LEVEL**



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**PLAN#** HWL2100059

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 3,301

**Dimensions:** 83' - 0" w x 74' - 4" d

| 5-SET | 8-SET   | REPRO   | CAD | PDF     |
|-------|---------|---------|-----|---------|
| \$970 | \$1,030 | \$1,360 | N/A | \$1,360 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Twin dormers, shingled siding, and a stone chimney produce a rustic, Craftsman look for this four-bedroom mountain retreat. Two decks, a screened porch, and a spacious patio provide plenty of room for outdoor entertaining and seasonal enjoyment. High-end amenities abound, such as the master suite's deep walk-in closets and garden-side tub. A second suite on the main floor is reserved for guests, while the lower level holds two family bedrooms.





**PLAN#** HWL210060

**Style:** Country

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 2,661

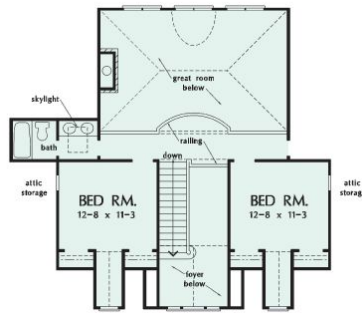
**Bonus Space:** 483 Sq. Ft.

**Dimensions:** 92' - 0" w x 57' - 8" d

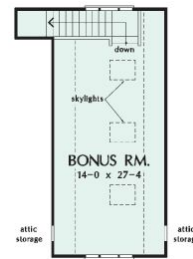
**5-SET** **8-SET** **REPRO** **CAD** **PDF**  
 \$895 \$955 \$1,270 N/A \$1,270

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

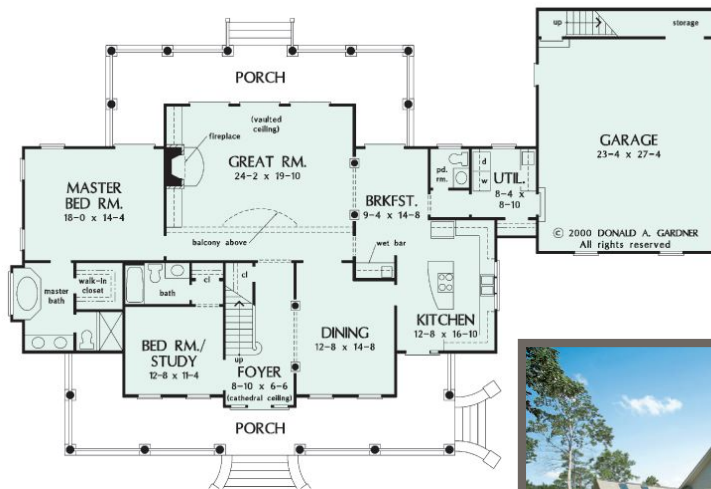
A Palladian window set in a gabled dormer tops the entry to this beautiful country home. Two porches wrap around front and back for optimal outdoor living. Inside, the great room with windows to the backyard and a fireplace flanked by built-ins complements both formal and informal spaces. The master bedroom directly accesses the rear porch. Upstairs, two more bedrooms share a full hall bath. Bonus space above the garage invites future expansion.



**SECOND LEVEL**



**OPTIONAL BONUS SPACE**



**MAIN LEVEL**

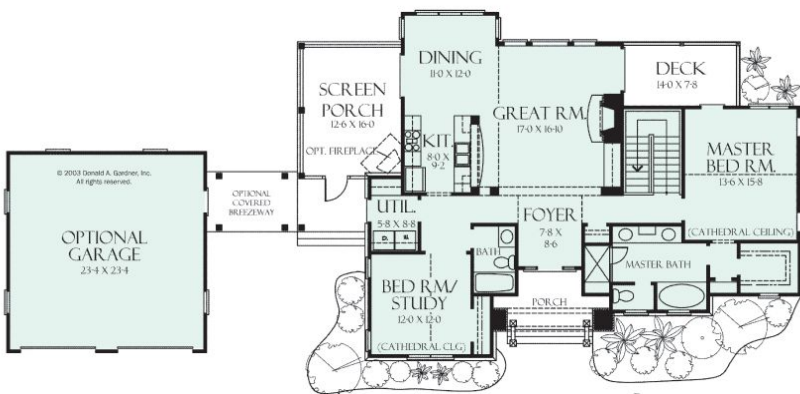


**REAR EXTERIOR**

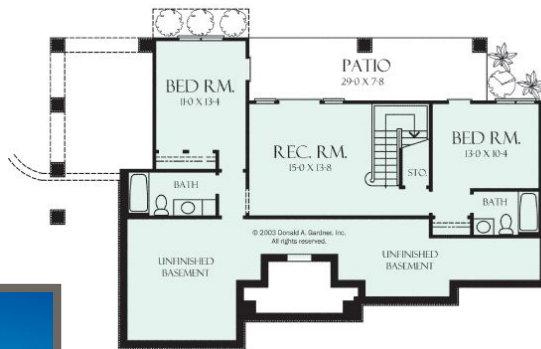
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**MAIN LEVEL**



**LOWER LEVEL**



**REAR EXTERIOR**

**PLAN#** HWL2100061

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 4

**Square Footage:** 2,263

**Dimensions:** 60' - 6" w x 41' - 5" d

**5-SET 8-SET REPRO CAD PDF**  
 \$1,568 \$1,673 \$2,153 \$4,305 \$2,153

**Visit [eplans.com](http://eplans.com) to see more detailed images of this plan**

An exciting ensemble of siding, stone, and copper roofing gives this Craftsman home irresistible curb appeal. With a rear wall of windows, the great room is bathed in sunlight and opens to the kitchen and breakfast nook. Step out to the screened porch and enjoy a good book by the optional fireplace. Also located on this floor are the spacious master suite and a versatile study/bedroom suite. The lower level features two bedrooms with full baths, a rec room, and an outdoor covered patio.





**PLAN#** HWL210062

**Style:** European

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 2,673

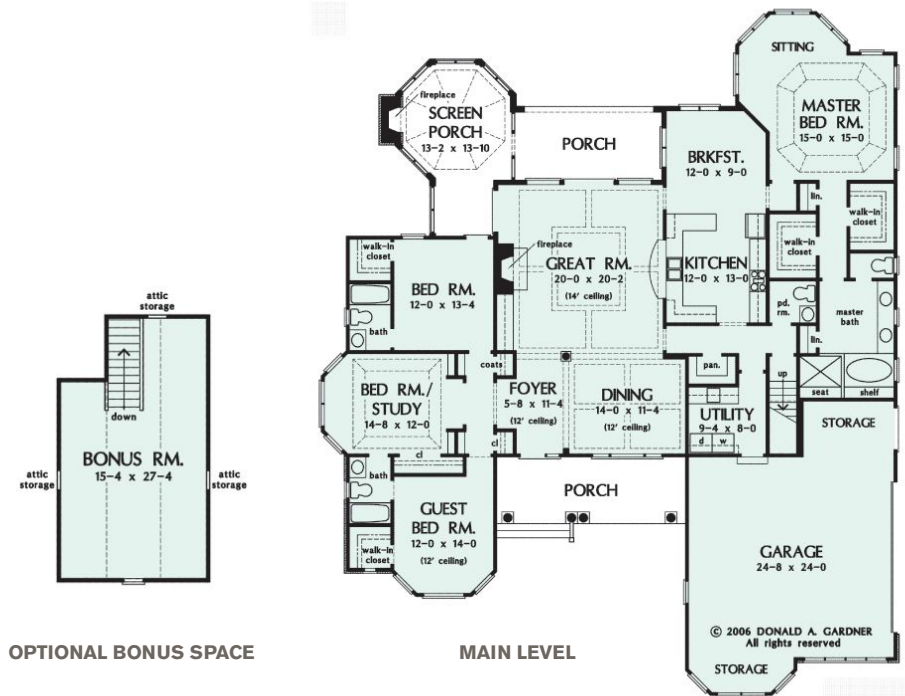
**Bonus Space:** 436 Sq. Ft.

**Dimensions:** 69' - 0" w x 81' - 8" d

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$895        | \$955        | \$1,270      | N/A        | \$1,270    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

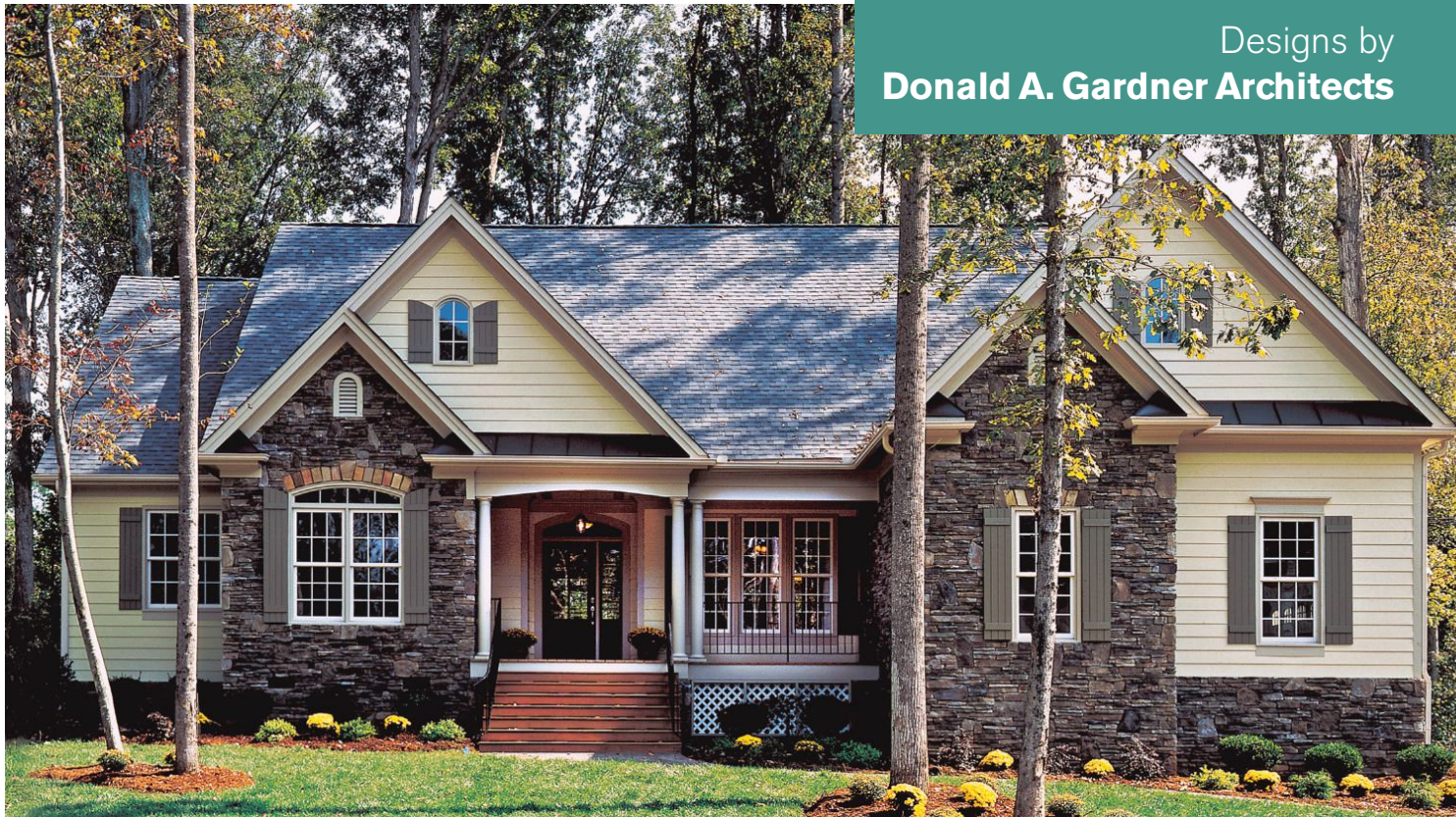
Graced with European flair, this striking one-story home shows off bay windows all over the home. Inside, the spacious kitchen serves the great room and breakfast nook with aplomb. The private master suite enjoys a spacious sitting area and His and Hers walk-in closets. On the opposite side of the home rest three secondary bedrooms, two dressed up with bay windows and the other with a private bath. Large storage areas in the garage come in handy.



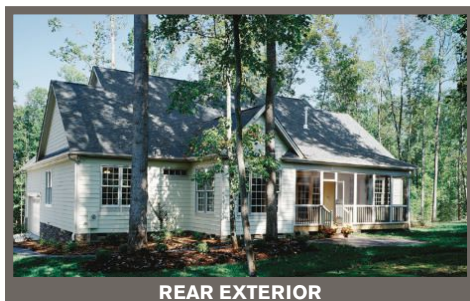
**REAR EXTERIOR**



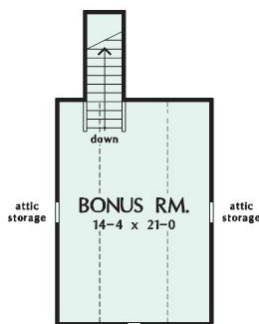
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MAIN LEVEL



REAR EXTERIOR



OPTIONAL BONUS SPACE

**PLAN#** HWL2100063

**Style:** Cottage

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 2,097

**Bonus Space:** 352 Sq. Ft.

**Dimensions:** 64'-10" w x 59'-6" d

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$855 | \$915 | \$1,200 | N/A | \$1,200 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Random stonework and wood siding bring country flavor to this cottage home. From the foyer, columns announce the great room, highlighted by a cathedral ceiling, screened-porch access, and a fireplace with surrounding built-ins. Cathedral ceilings also grace the kitchen and breakfast area, as well as the front bedroom/study. On the far right, two bedrooms share a full bath; on the far left, the master suite will surely impress.





**PLAN#** HWL210064

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 3,283

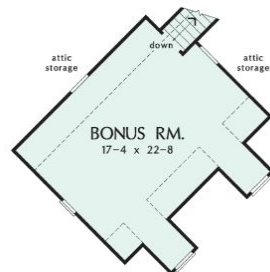
**Bonus Space:** 447 Sq. Ft.

**Dimensions:** 101' - 0" w x 86' - 9" d

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$970        | \$1,030      | \$1,360      | N/A        | \$1,360    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This spacious, rambling floor plan is equally exquisite on the interior and exterior. The great room features access to two porches, built-ins, and a fireplace. The open kitchen services both the elegant dining room and breakfast room, and presents more-than-ample counter space. A screened porch off the breakfast room promotes alfresco meals. Across the plan, the master suite dazzles with a private fireplace-warmed sitting room, two large walk-in closets, porch access, and a luxurious bath.



**OPTIONAL BONUS SPACE**



**REAR EXTERIOR**



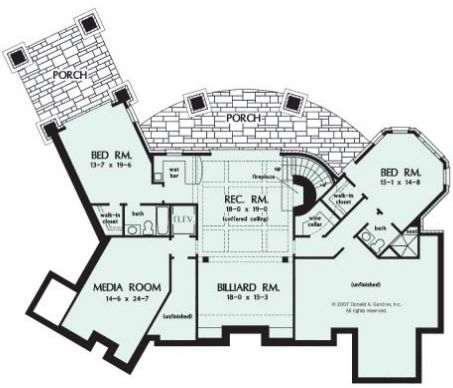
PHOTO BY MATTHEW SCOTT PHOTOGRAPHER, INC., COURTESY OF DONALD A. GARDNER ARCHITECTS, INC.  
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**OPTIONAL BONUS SPACE**



**MAIN LEVEL**



**LOWER LEVEL**



**REAR EXTERIOR**

**PLAN#** HWL2100065

**Style:** Chateausque  
**Bedrooms:** 4  
**Bathrooms:** 4  
**Square Footage:** 4,693  
**Bonus Space:** 481 Sq. Ft.  
**Dimensions:** 92' - 9" w x 107' - 5" d

**5-SET 8-SET REPRO CAD PDF**  
 \$2,761 \$2,885 \$3,514 \$7,028 \$3,514

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Designed for spectacular views, this home showcases walls of windows. Multiple porches are ideal for outdoor entertaining. Inside, the curved staircase offers a dramatic way to move between floors, or simply take the elevator. The master suite presents dual walk-in closets and an impressive bath. Each secondary bedroom—one on this level and two downstairs—boasts private access to an adjoining bathroom. On the lower level, space for fun abounds with a rec room, billiards room, media room, and two porches.





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**PLAN# HWL210066**

**Style: Country**

**Bedrooms: 2**

**Bathrooms: 3**

**Square Footage: 2,021**

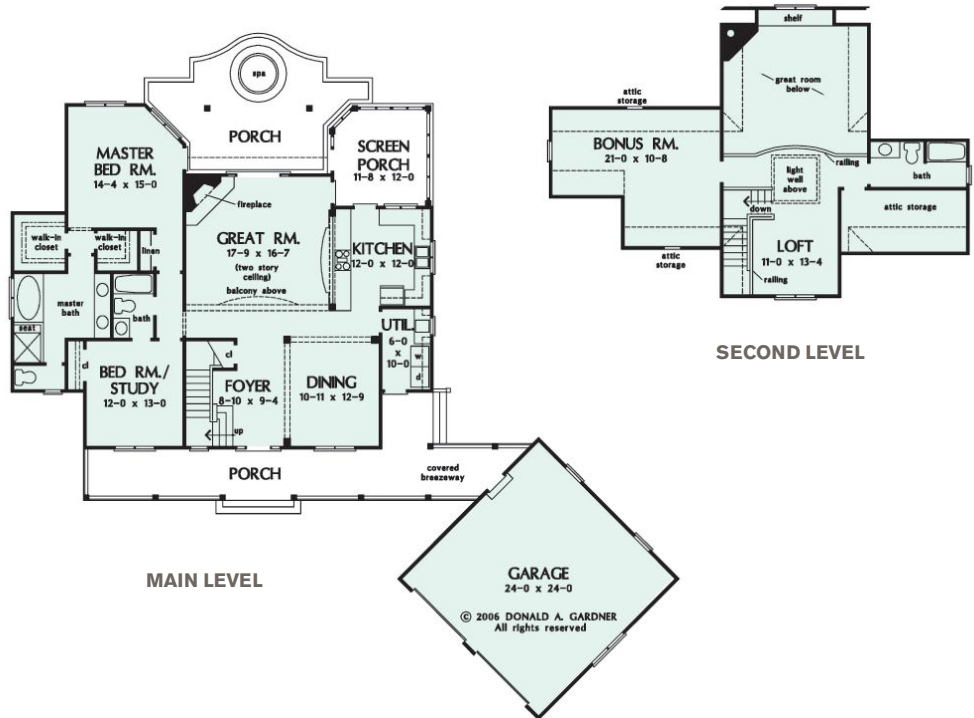
**Bonus Space: 320 Sq. Ft.**

**Dimensions: 82' - 10" w x 76' - 2" d**

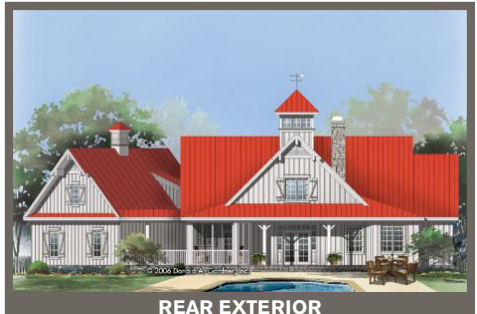
**5-SET 8-SET REPRO CAD PDF**  
 \$855 \$915 \$1,200 N/A \$1,200

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This unique design displays a standing-seam metal roof and extended front porch that's ideal for evening conversation. Inside, the great room features a corner fireplace and two-story ceiling. Nearby, the kitchen accesses a screen porch. Two walk-in closets enhance the master suite, along with a separate tub and shower and two sinks. A bedroom/study and bath complete the first floor. Upstairs, a bonus room, loft, and bathroom create a flexible floor that could become an in-law suite, home office, or media zone.

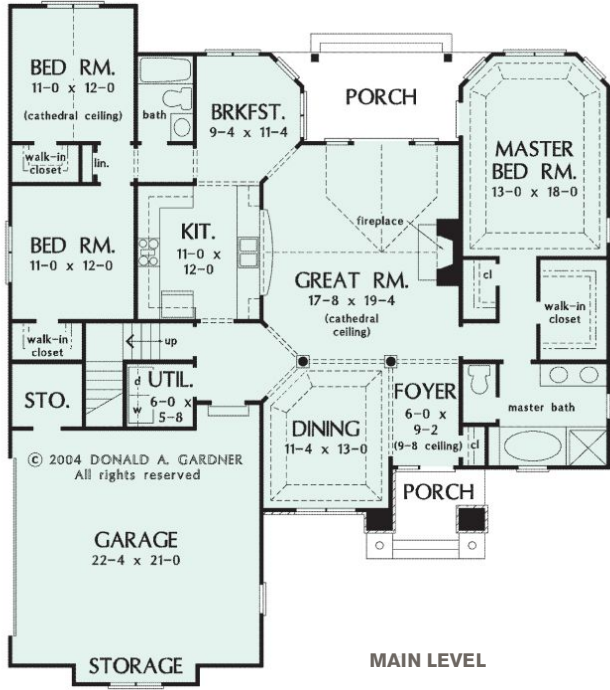
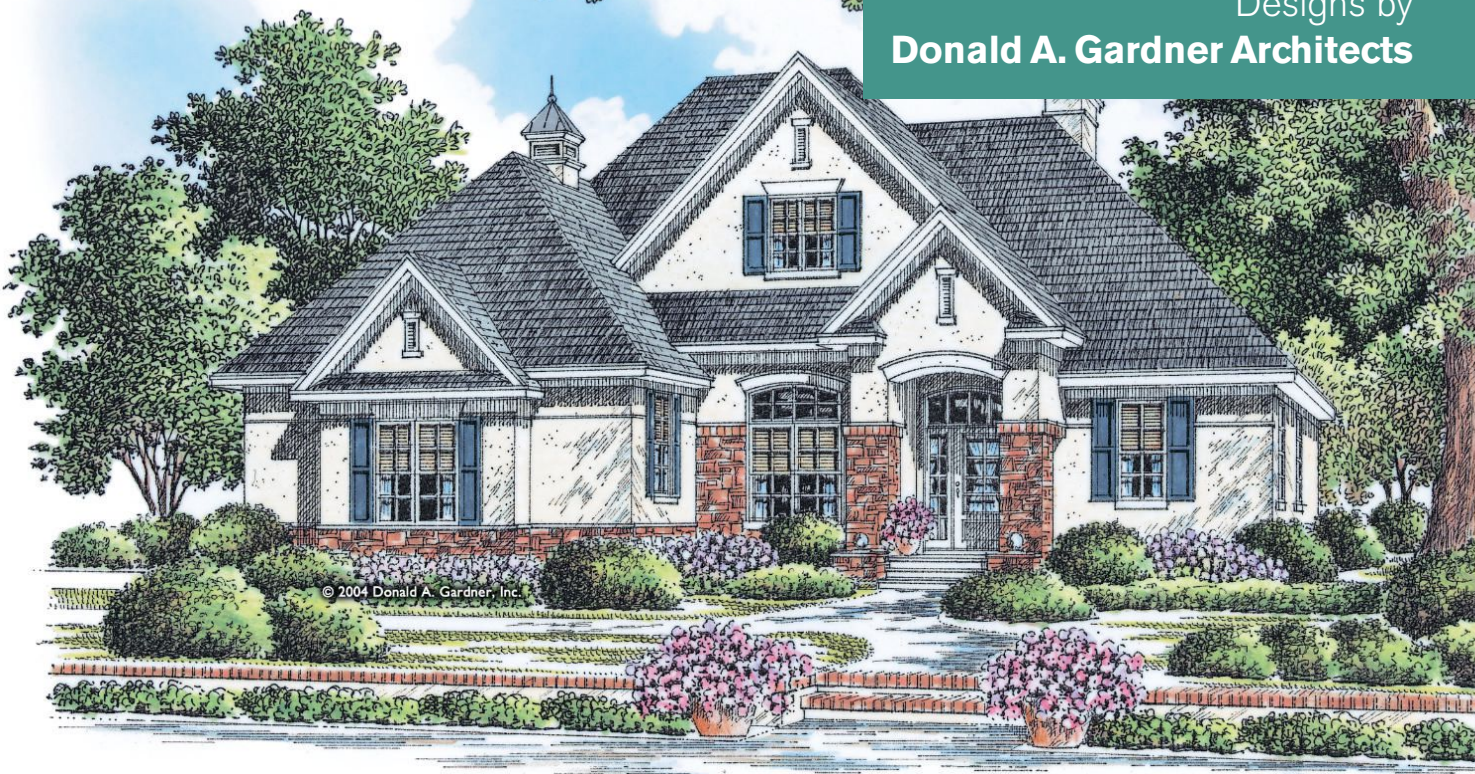


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**REAR EXTERIOR**





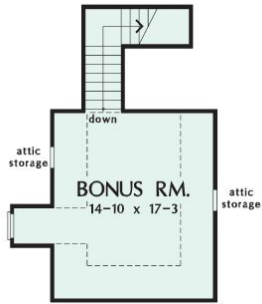
**PLAN#** HWL2100067

**Style:** European  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Square Footage:** 1,821  
**Bonus Space:** 345 Sq. Ft.  
**Dimensions:** 54'-4" w x 61'-4" d

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$810 | \$870 | \$1,130 | N/A | \$1,130 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

A hipped and gabled roof combines with stucco and stone to create an elegant elevation with a touch of Old World flair. Columns frame the entry, and a cupola tops the side-entry garage. Tray ceilings in the dining room and master bedroom, along with cathedral ceilings in the great room and a secondary bedroom, add sophistication and visual space. The kitchen offers a pass-through, which services the great room. The master bathroom includes a double vanity, separate shower, garden tub, and private entry.







**PLAN#** HWL210068

**Style:** European

**Bedrooms:** 4

**Bathrooms:** 4

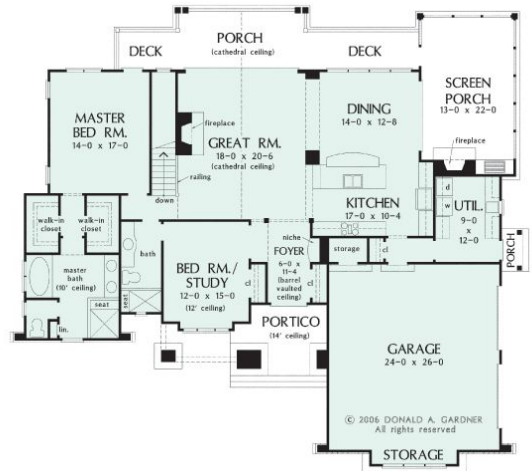
**Square Footage:** 2,895

**Dimensions:** 72' - 4" w x 65' - 8" d

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$895 | \$955 | \$1,270 | N/A | \$1,270 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Rustic style meets modern living in this spacious home with a full basement. Outdoor entertaining spaces are plentiful with two levels of porches. The kitchen and dining areas open to one another. A soothing retreat, the master suite boasts deck access, two walk-in closets, a garden tub, and a separate shower. Downstairs in the basement, two bedrooms with private baths enjoy a hearth-warmed rec room and a covered porch. Plenty of storage includes a wine cellar.



**MAIN LEVEL**

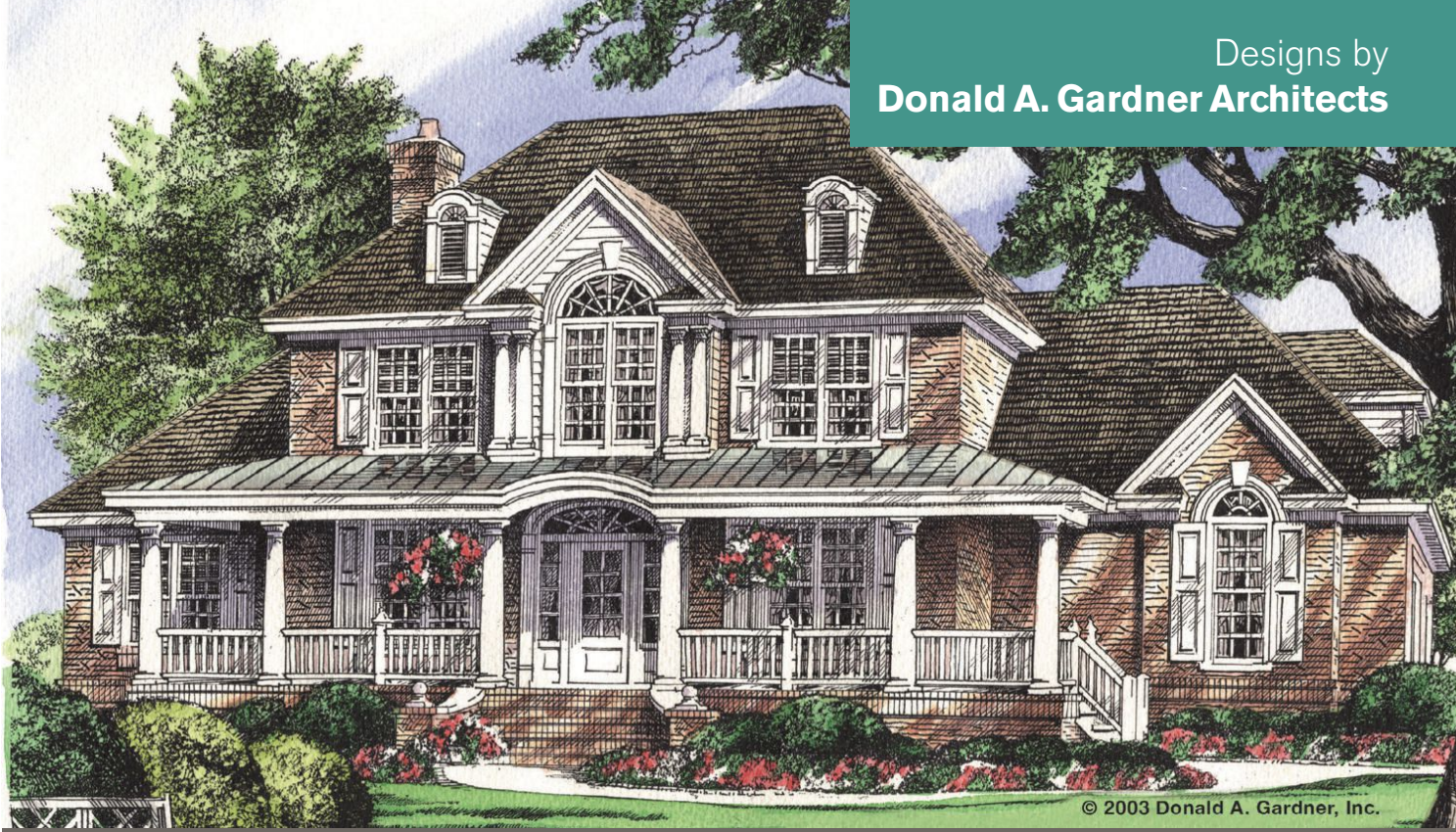


**LOWER LEVEL**

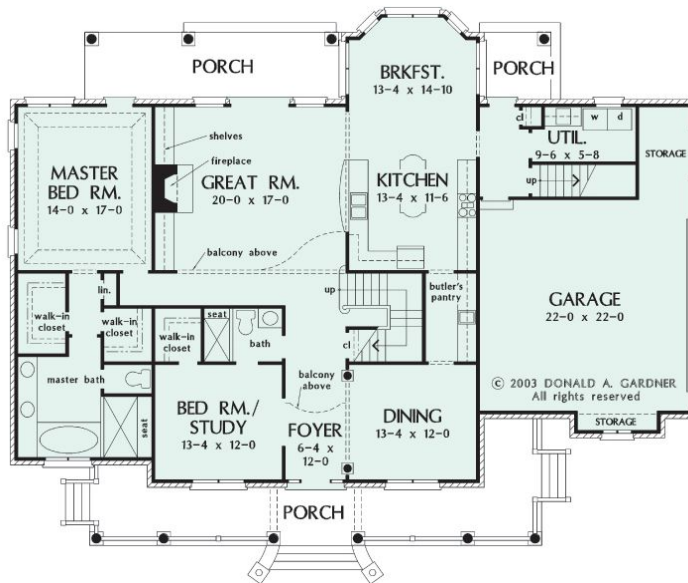
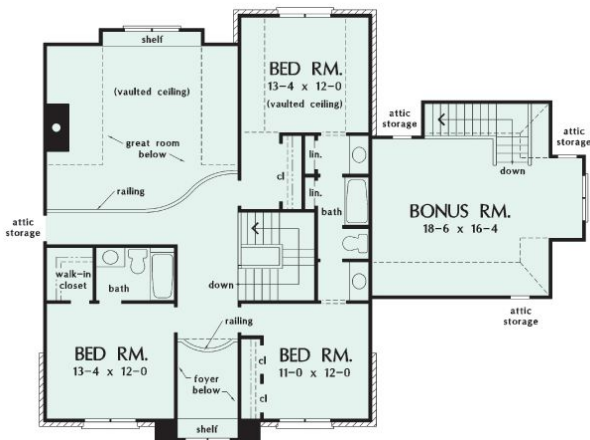


**REAR EXTERIOR**





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**PLAN#** HWL2100069

**Style:** Farmhouse

**Bedrooms:** 5

**Bathrooms:** 4

**Square Footage:** 3,196

**Bonus Space:** 402 Sq. Ft.

**Dimensions:** 71' - 11" w x 55' - 10" d

| 5-SET | 8-SET   | REPRO   | CAD | PDF     |
|-------|---------|---------|-----|---------|
| \$970 | \$1,030 | \$1,360 | N/A | \$1,360 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

With a hipped roof, wide porch, and gorgeous transoms, this home combines the best of country and traditional styles. Two-story ceilings highlight the foyer and great room, which are separated by a curved second-floor balcony. Built-in cabinets flank the fireplace, and a counter with a sink and snack bar joins the kitchen to the great room. Special elements include a bay window in the breakfast nook and the master bathroom's seated shower.





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**PLAN#** HWL2100070

**Style:** Farmhouse

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,167

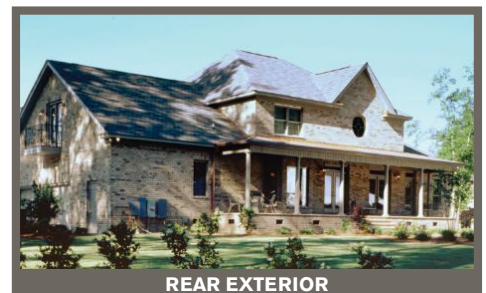
**Bonus Space:** 281 Sq. Ft.

**Dimensions:** 71' - 11" w x 54' - 4" d

**5-SET** **8-SET** **REPRO CAD** **PDF**  
 \$970 \$1,030 \$1,360 N/A \$1,360

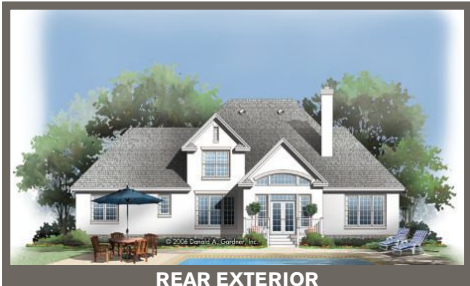
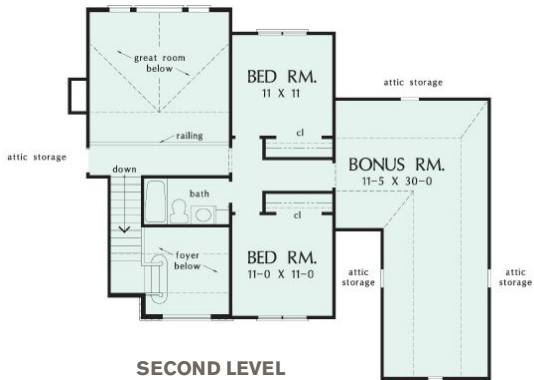
Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This country home enjoys spacious covered porches both front and back. The formal dining room has clipped corners, creating an elegant octagon; the pattern is repeated in the tray ceilings of the master bedroom and master bath. The island kitchen is placed between the breakfast bay and the dining room. The great room offers a balcony overlook, a fireplace, and a window wall that accesses the rear porch. Find luxury and comfort in the master suite's opulent bath.



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**PLAN#** HWL2100071

**Style:** European  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Square Footage:** 2,130  
**Bonus Space:** 445 Sq. Ft.  
**Dimensions:** 65' - 0" w x 50' - 2" d

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$855 | \$915 | \$1,200 | N/A | \$1,200 |

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Incorporating European style and elements, this house combines stone and stucco with gable peaks and arched windows for a stunning facade. The grand portico leads into an open floor plan. Built-in cabinetry, French doors, and a fireplace enhance the great room. The master suite is located in the quiet zone of the home with no rooms above it. Upstairs, a balcony overlooks the great room, and two additional bedrooms share a full bath.





**PLAN#** HWL210072

**Style:** Farmhouse

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,163

**Bonus Space:** 403 Sq. Ft.

**Dimensions:** 81' - 10" w x 51' - 8" d

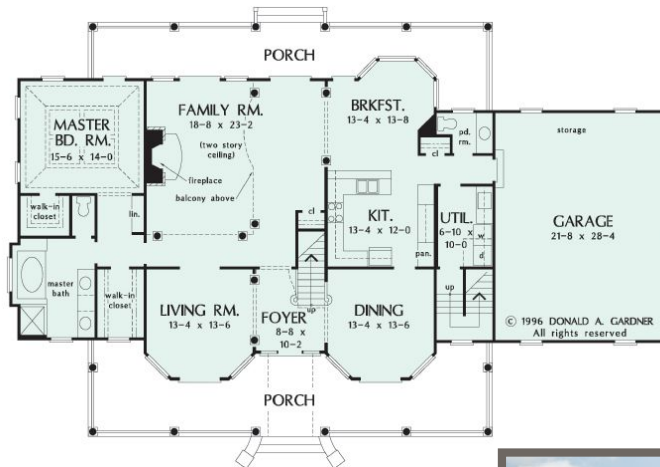
**5-SET 8-SET REPRO CAD PDF**  
 \$970 \$1,030 \$1,360 N/A \$1,360

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This beautiful farmhouse, with its prominent twin gables and bays, has just the right amount of country style. The lovely master suite, complete with its decorative ceiling treatment, garden tub, and dual walk-in closets, is quietly tucked away downstairs with no rooms directly above. The family cook will love the spacious U-shaped kitchen and adjoining bayed breakfast nook. A bonus room awaits expansion on the second floor, where three large bedrooms share two full baths and a loft.



**SECOND LEVEL**



**MAIN LEVEL**



**REAR EXTERIOR**





**PLAN#** HWL2100073

**Style: Traditional**

**Bedrooms: 4**

**Bathrooms: 3**

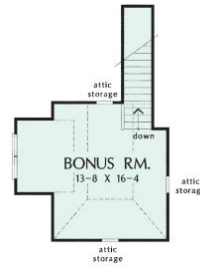
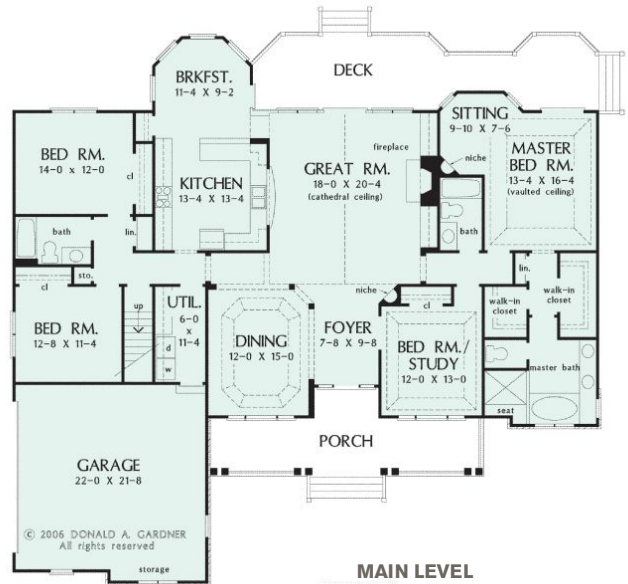
**Square Footage: 2,531**

**Bonus Space: 317 Sq. Ft.**

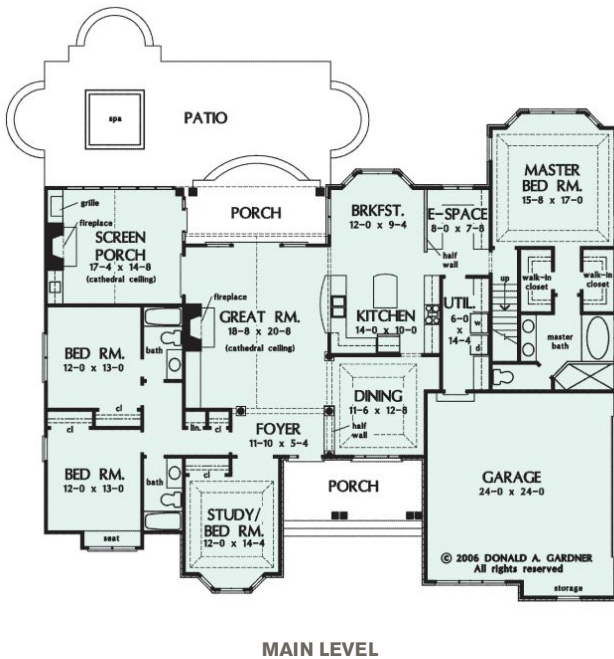
**Dimensions: 70' - 3" w x 65' - 5" d**

|              |              |                  |            |
|--------------|--------------|------------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b> |
| \$895        | \$955        | \$1,270          | N/A        |
|              |              |                  | \$1,270    |

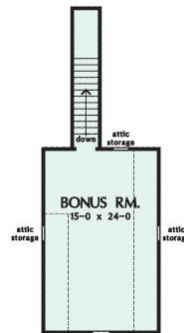
Visit [eplans.com](http://eplans.com) to see more detailed images of this plan



**OPTIONAL BONUS SPACE**



**MAIN LEVEL**



**OPTIONAL BONUS SPACE**



**PLAN#** HWL2100074

**Style: Country**

**Bedrooms: 4**

**Bathrooms: 3**

**Square Footage: 2,445**

**Bonus Space: 445 Sq. Ft.**

**Dimensions: 73' - 4" w x 62' - 4" d**

|              |              |                  |            |
|--------------|--------------|------------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b> |
| \$855        | \$918        | \$1,200          | N/A        |
|              |              |                  | \$1,200    |

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**PLAN#** HWL2100075

**Style: Craftsman**

**Bedrooms: 4**

**Bathrooms: 3**

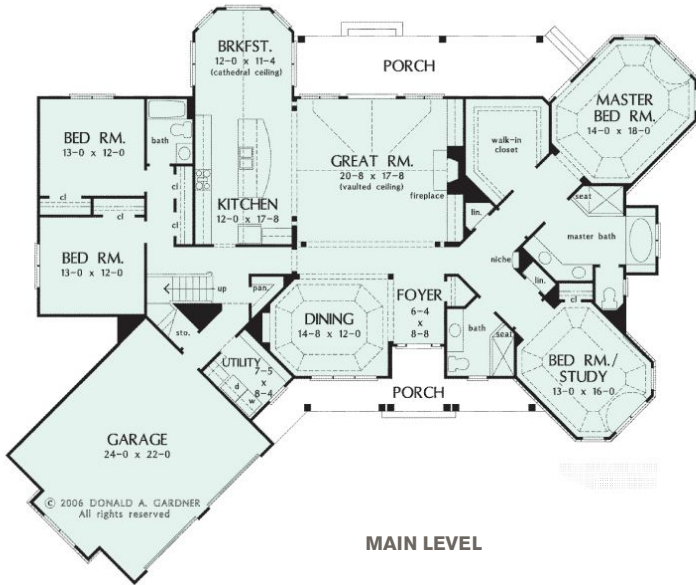
**Square Footage: 2,856**

**Bonus Space: 376 Sq. Ft.**

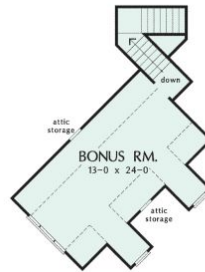
**Dimensions: 86' - 1" w x 71' - 6" d**

|              |              |                  |             |
|--------------|--------------|------------------|-------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>  |
| \$895        | \$955        | \$1,270          | N/A \$1,270 |

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**MAIN LEVEL**



**OPTIONAL BONUS SPACE**



**PLAN#** HWL2100076

**Style: Bungalow**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 1,844**

**Bonus Space: 436 Sq. Ft.**

**Dimensions: 53' - 6" w x 53' - 4" d**

|              |              |                  |             |
|--------------|--------------|------------------|-------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>  |
| \$810        | \$870        | \$1,130          | N/A \$1,130 |

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**SECOND LEVEL**



**MAIN LEVEL**





**PLAN# HWL2100077**

**Style: New American**

**Bedrooms: 4**

**Bathrooms: 4½**

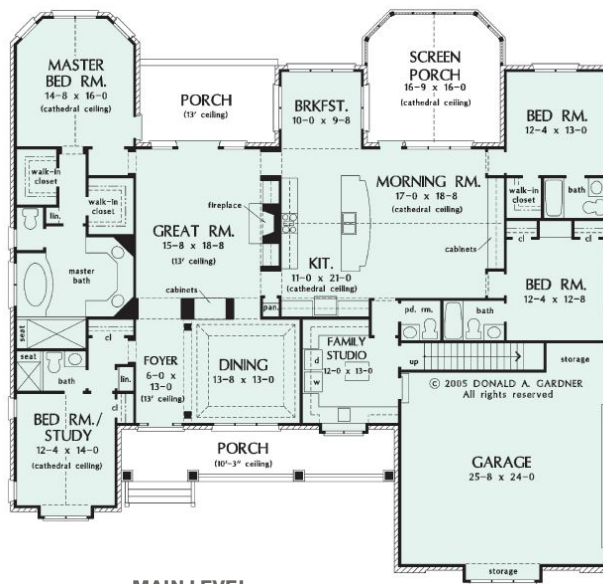
**Square Footage: 3,080**

**Bonus Space: 498 Sq. Ft.**

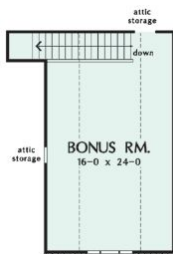
**Dimensions: 75' - 7" w x 72' - 3" d**

|              |              |                  |             |
|--------------|--------------|------------------|-------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>  |
| \$970        | \$1,030      | \$1,360          | N/A \$1,360 |

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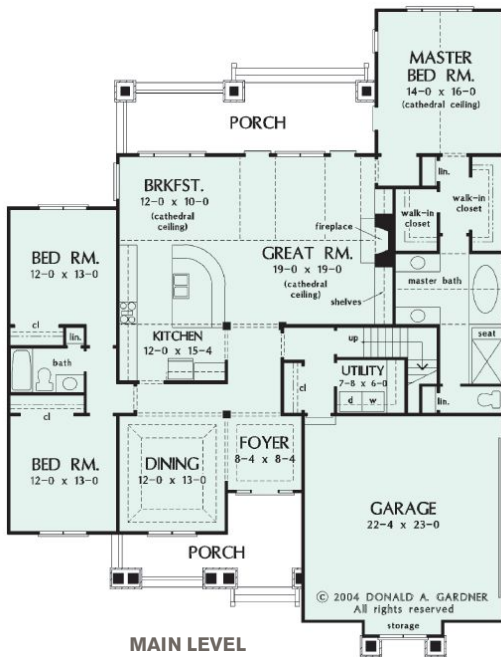
MAIN LEVEL



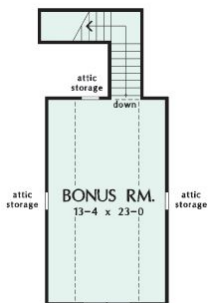
OPTIONAL BONUS SPACE

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MAIN LEVEL



OPTIONAL BONUS SPACE



**PLAN# HWL2100078**

**Style: Cottage**

**Bedrooms: 3**

**Bathrooms: 2**

**Square Footage: 2,193**

**Bonus Space: 387 Sq. Ft.**

**Dimensions: 56' - 4" w x 73' - 0" d**

|              |              |                  |             |
|--------------|--------------|------------------|-------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>  |
| \$855        | \$915        | \$1,200          | N/A \$1,200 |

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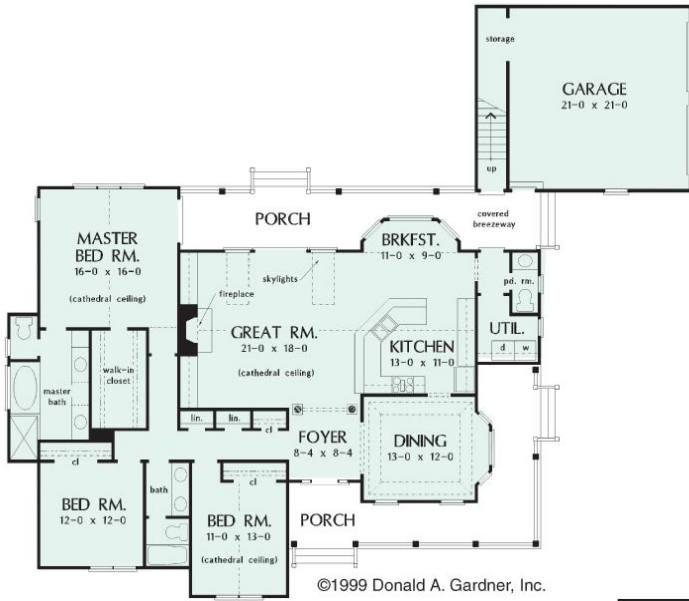


**PLAN# HWL2100079**

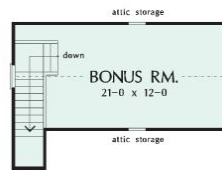
**Style: Country**  
**Bedrooms: 3**  
**Bathrooms: 2½**  
**Square Footage: 2,078**  
**Bonus Space: 339 Sq. Ft.**  
**Dimensions: 79' - 10" w x 68' - 8" d**

| 5-SET | 8-SET | REPRO CAD | PDF         |
|-------|-------|-----------|-------------|
| \$855 | \$915 | \$1,200   | N/A \$1,200 |

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**MAIN LEVEL**



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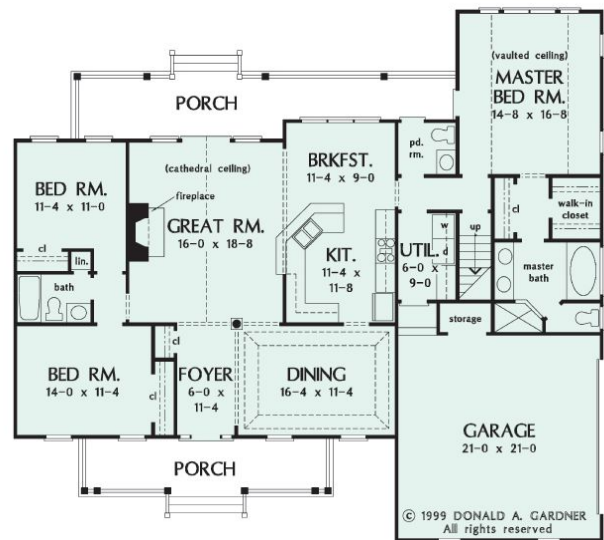


**PLAN# HWL2100080**

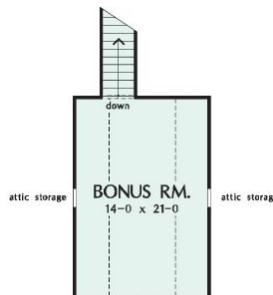
**Style: Country**  
**Bedrooms: 3**  
**Bathrooms: 2½**  
**Square Footage: 1,882**  
**Bonus Space: 363 Sq. Ft.**  
**Dimensions: 61' - 4" w x 55' - 0" d**

| 5-SET | 8-SET | REPRO CAD | PDF         |
|-------|-------|-----------|-------------|
| \$810 | \$870 | \$1,130   | N/A \$1,130 |

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**MAIN LEVEL**



**OPTIONAL BONUS SPACE**

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**PLAN# HWL2100081**

**Style: Country**

**Bedrooms: 3**

**Bathrooms: 2**

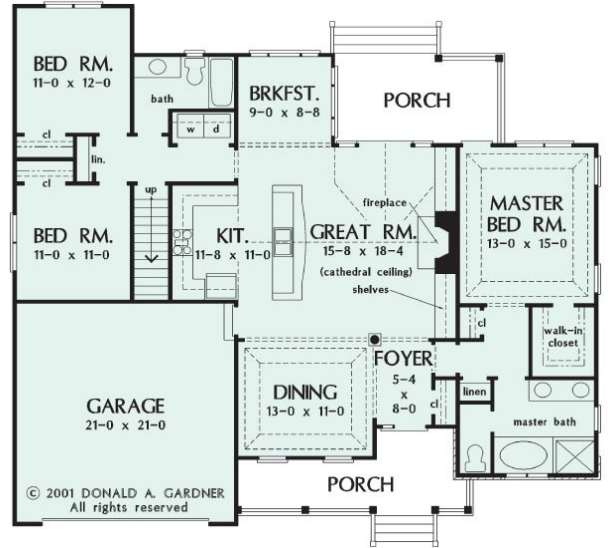
**Square Footage: 1,674**

**Bonus Space: 336 Sq. Ft.**

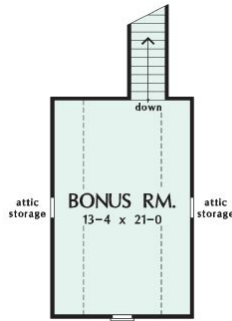
**Dimensions: 56' - 4" w x 50' - 0" d**

**5-SET 8-SET REPRO CAD PDF**  
 \$810 \$870 \$1,130 N/A \$1,130

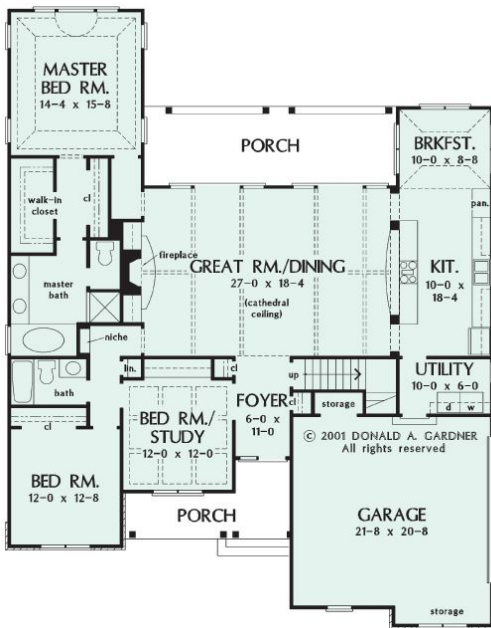
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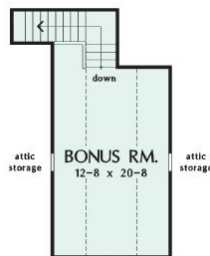
**MAIN LEVEL**



**OPTIONAL BONUS SPACE**



**MAIN LEVEL**



**OPTIONAL BONUS SPACE**



**PLAN# HWL2100082**

**Style: French Country**

**Bedrooms: 3**

**Bathrooms: 2**

**Square Footage: 1,983**

**Bonus Space: 341 Sq. Ft.**

**Dimensions: 53' - 4" w x 67' - 8" d**

**5-SET 8-SET REPRO CAD PDF**  
 \$810 \$870 \$1,130 N/A \$1,130

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**PLAN# HWL210083**

**Style: French Country**

**Bedrooms: 3**

**Bathrooms: 3½**

**Square Footage: 2,515**

**Bonus Space: 365 Sq. Ft.**

**Dimensions: 50' - 8" w x 66' - 8" d**

| 5-SET | 8-SET | REPRO CAD | PDF         |
|-------|-------|-----------|-------------|
| \$895 | \$955 | \$1,270   | N/A \$1,270 |

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**SECOND LEVEL**



**MAIN LEVEL**



**PLAN# HWL210084**

**Style: Cottage**

**Bedrooms: 3**

**Bathrooms: 2½**

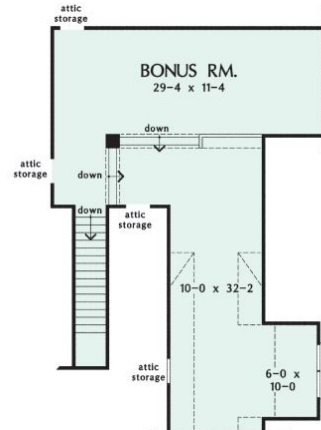
**Square Footage: 1,898**

**Bonus Space: 934 Sq. Ft.**

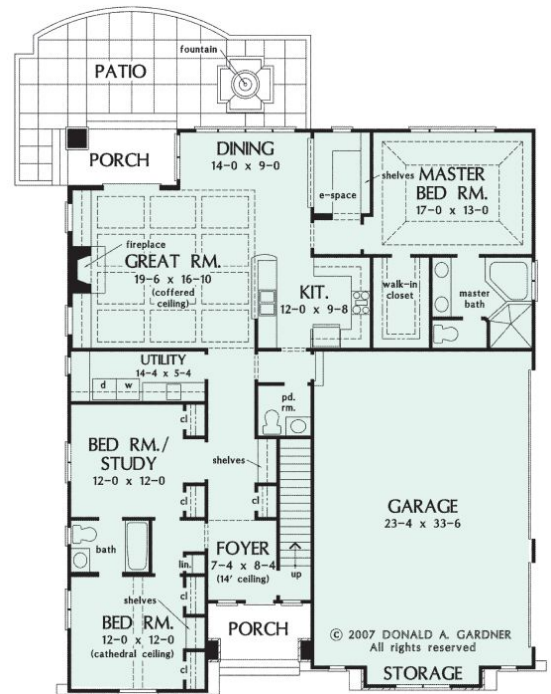
**Dimensions: 50' - 0" w x 60' - 0" d**

| 5-SET | 8-SET | REPRO CAD | PDF         |
|-------|-------|-----------|-------------|
| \$810 | \$870 | \$1,130   | N/A \$1,130 |

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**OPTIONAL BONUS SPACE**



**MAIN LEVEL**

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**PLAN#** HWL2100085

**Style:** Bungalow

**Bedrooms:** 3

**Bathrooms:** 3

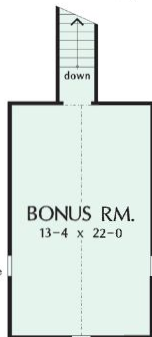
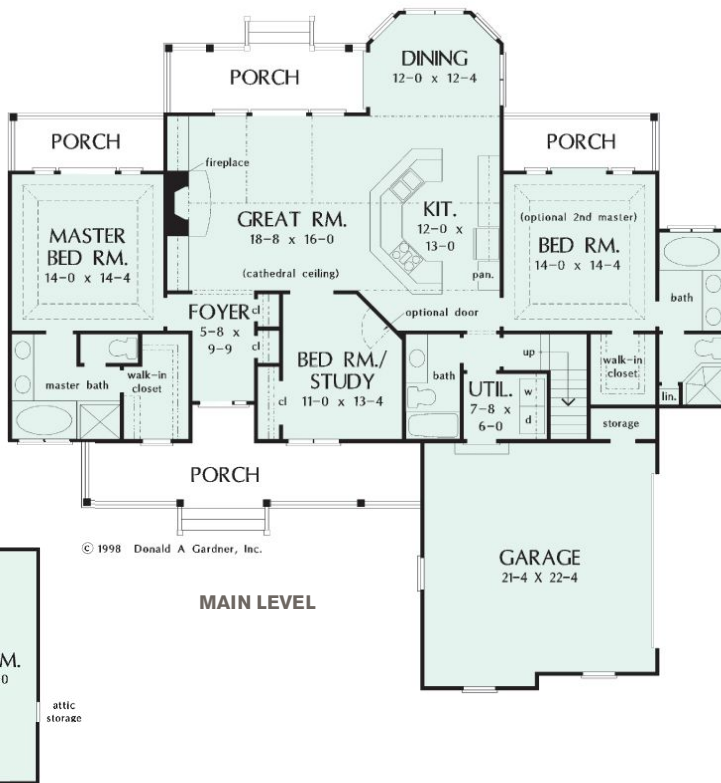
**Square Footage:** 1,792

**Bonus Space:** 338 Sq. Ft.

**Dimensions:** 66' - 4" w x 62' - 4" d

| 5-SET | 8-SET | REPRO CAD | PDF     |
|-------|-------|-----------|---------|
| \$810 | \$870 | \$1,130   | N/A     |
|       |       |           | \$1,130 |

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OPTIONAL BONUS SPACE



**PLAN#** HWL2100194

**Style:** Ranch

**Bedrooms:** 4

**Bathrooms:** 3

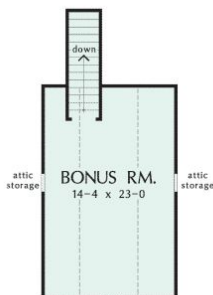
**Square Footage:** 2,388

**Bonus Space:** 343 Sq. Ft.

**Dimensions:** 64' - 10" w x 66' - 11" d

| 5-SET | 8-SET | REPRO CAD | PDF     |
|-------|-------|-----------|---------|
| \$855 | \$915 | \$1,200   | N/A     |
|       |       |           | \$1,200 |

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OPTIONAL BONUS SPACE



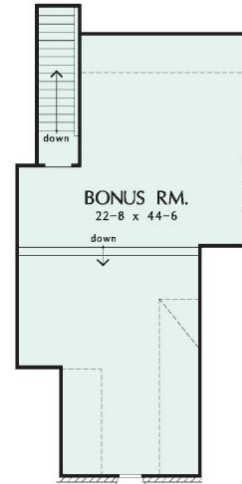
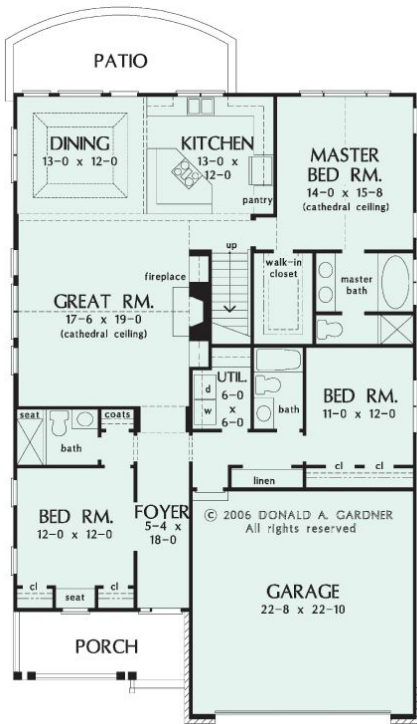


**PLAN# HWL2100087**

**Style: Ranch**  
**Bedrooms: 3**  
**Bathrooms: 3**  
**Square Footage: 1,907**  
**Bonus Space: 817 Sq. Ft.**  
**Dimensions: 41' - 4" w x 64' - 6" d**

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$810 | \$870 | \$1,130 | N/A | \$1,130 |

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OPTIONAL BONUS SPACE

MAIN LEVEL

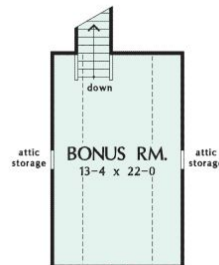
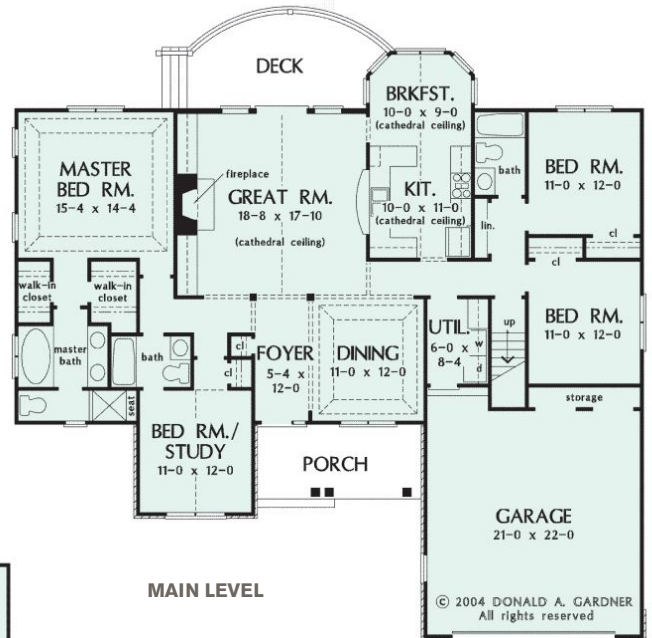


**PLAN# HWL2100088**

**Style: Ranch**  
**Bedrooms: 4**  
**Bathrooms: 3**  
**Square Footage: 1,975**  
**Bonus Space: 361 Sq. Ft.**  
**Dimensions: 62' - 0" w x 57' - 8" d**

| 5-SET | 8-SET | REPRO   | CAD | PDF     |
|-------|-------|---------|-----|---------|
| \$810 | \$870 | \$1,130 | N/A | \$1,130 |

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OPTIONAL BONUS SPACE

MAIN LEVEL

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**PLAN#** **HWL2100089**

**Style: Cottage**

**Bedrooms: 3**

**Bathrooms: 2½**

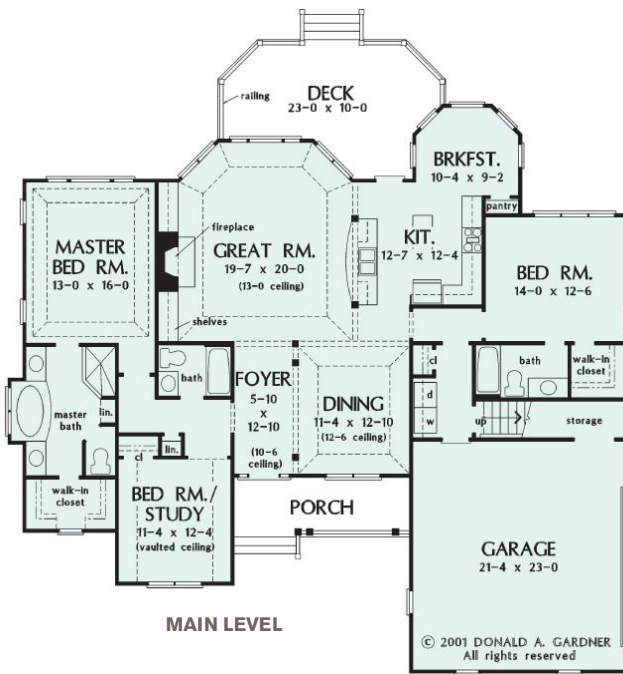
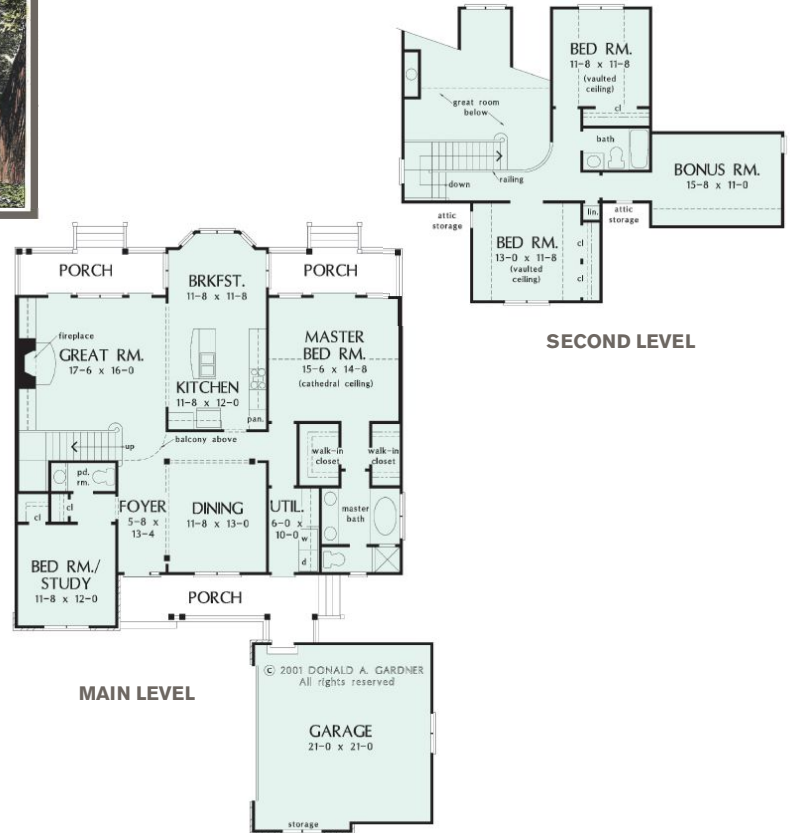
**Square Footage: 2,221**

**Bonus Space: 211 Sq. Ft.**

**Dimensions: 50' - 0" w x 71' - 8" d**

|              |              |                  |             |
|--------------|--------------|------------------|-------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>  |
| \$855        | \$915        | \$1,200          | N/A \$1,200 |

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**PLAN#** **HWL2100090**

**Style: Craftsman**

**Bedrooms: 3**

**Bathrooms: 3**

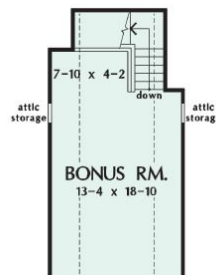
**Square Footage: 1,971**

**Bonus Space: 358 Sq. Ft.**

**Dimensions: 62' - 6" w x 57' - 2" d**

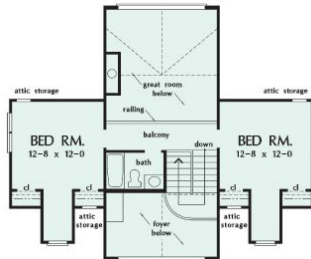
|              |              |                  |             |
|--------------|--------------|------------------|-------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>  |
| \$810        | \$870        | \$1,130          | N/A \$1,130 |

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OPTIONAL BONUS SPACE





**SECOND LEVEL**

**PLAN#** **HWL2100091**

**Style: Farmhouse**

**Bedrooms: 4**

**Bathrooms: 3**

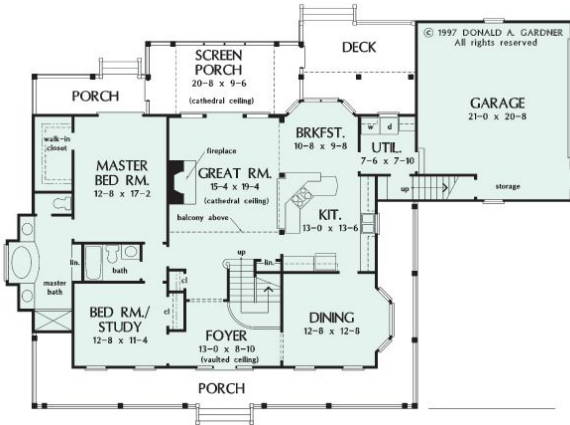
**Square Footage: 2,298**

**Bonus Space: 350 Sq. Ft.**

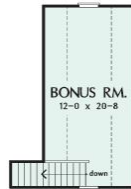
**Dimensions: 77' - 11" w x 53' - 2" d**

| 5-SET | 8-SET | REPRO CAD | PDF         |
|-------|-------|-----------|-------------|
| \$855 | \$915 | \$1,200   | N/A \$1,200 |

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**MAIN LEVEL**



**OPTIONAL BONUS SPACE**



**PLAN#** **HWL2100092**

**Style: Cottage**

**Bedrooms: 3**

**Bathrooms: 2**

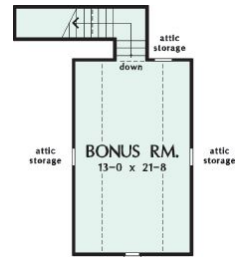
**Square Footage: 1,911**

**Bonus Space: 366 Sq. Ft.**

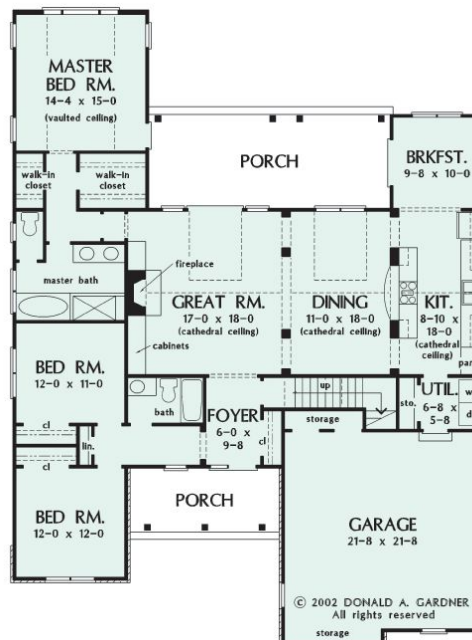
**Dimensions: 52' - 0" w x 69' - 10" d**

| 5-SET | 8-SET | REPRO CAD | PDF         |
|-------|-------|-----------|-------------|
| \$810 | \$870 | \$1,130   | N/A \$1,130 |

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**OPTIONAL BONUS SPACE**



**MAIN LEVEL**





**HWLG210016**

Style: New American  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 2,202  
Dimensions: 65'-8" w x  
42'-6"d



**HWLG210017**

Style: Craftsman  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 2,289  
Dimensions: 83'-4" w x  
53'-8"d



**HWLG210061**

Style: Cottage  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,854  
Dimensions: 45'-8" w x  
63'-4"d



**HWLG210062**

Style: French Country  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,676  
Dimensions: 56'-8" w x  
48'-4"d



**HWLG210063**

Style: Craftsman  
Bedrooms: 4  
Bathrooms: 2  
Square Footage: 2,353  
Dimensions: 65'-8" w x  
67'-10"d



**HWLG210021**

Style: New American  
Bedrooms: 4  
Bathrooms: 3  
Square Footage: 3,359  
Dimensions: 72'-6" w x  
64'-5"d



**HWLG210022**

Style: English Cottage  
Bedrooms: 5  
Bathrooms: 4  
Square Footage: 3,162  
Dimensions: 65'-5" w x  
65'-5"d



**HWLG210023**

Style: Country  
Bedrooms: 4  
Bathrooms: 2  
Square Footage: 1,965  
Dimensions: 76'-4" w x  
56'-6"d



**HWLG210064**

Style: Country  
Bedrooms: 4  
Bathrooms: 3  
Square Footage: 2,304  
Dimensions: 58'-4" w x  
69'-8"d



**HWLG210065**

Style: Bungalow  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,307  
Dimensions: 40'-0" w x  
61'-10"d



**HWLG210025**

Style: Country  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,547  
Dimensions: 51'-8" w x  
59'-0"d



**HWLG210026**

Style: Farmhouse  
Bedrooms: 4  
Bathrooms: 4  
Square Footage: 2,665  
Dimensions: 86'-0" w x  
49'-4"d



**HWLG210028**

Style: Country  
Bedrooms: 4  
Bathrooms: 3½  
Square Footage: 3,293  
Dimensions: 71'-11" w x  
54'-4"d



**HWLG210029**

Style: Country  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,727  
Dimensions: 46'-0" w x  
66'-4"d



**HWLG210030**

Style: European  
Bedrooms: 4  
Bathrooms: 3  
Square Footage: 2,812  
Dimensions: 87'-1" w x  
62'-3"d

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Some waterfront homes disappoint from the front, but this one delights with a cupola, harmonious gables, and stone accents.

# View Finder

This beautiful home is designed to maximize a scenic location

THIS VISBEEN ASSOCIATES HOME OFFERS THE ultimate in waterfront living. The main floor provides wide-open living spaces, featuring a gorgeous barrel-vaulted ceiling and exposed stone hearth. Occupying its own wing in back, the master suite boasts a large bedroom and bath, plus a study and access to the fireplace-warmed screened porch. Two bedroom suites and a huge bonus room perfect for a visiting family wait upstairs, and you'll find a world of recreation in the optional finished basement. ■





LEFT: Open yet cozy, rugged and homey all at once, the living room beckons.

BELOW: So many porches, so much space to kick back and enjoy the view.

BOTTOM: Get a closer look at the barrel-vault ceiling from upstairs.







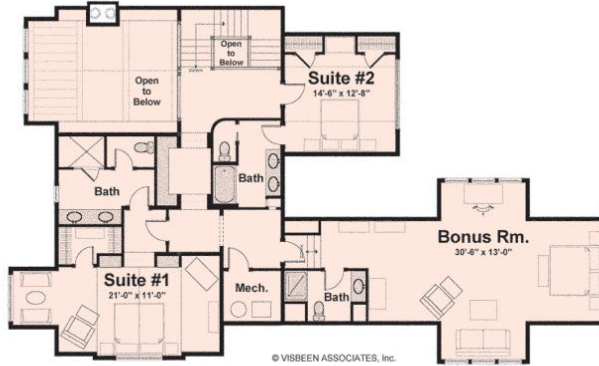
ABOVE: Why go to an inn for romance? Snuggle into the kitchen's booth for intimate dining with unparalleled views.

RIGHT: One of the downstairs suites opens to a covered patio. The spaciousness of this room makes it a great place for visitors.

FAR RIGHT: The dining room maintains proximity to the kitchen but retains the feel of a separate, special place.



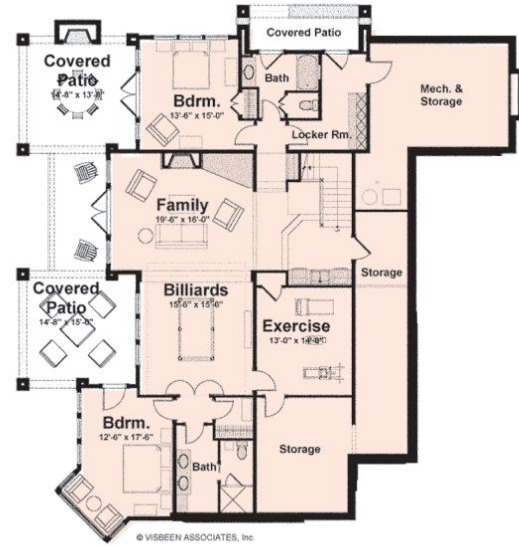




SECOND LEVEL



MAIN LEVEL



OPTIONAL FINISHED BASEMENT



PHOTOS BY JOHNNY QUIRIN. THIS HOME, AS SHOWN IN THE PHOTOGRAPHS, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100093

**Style:** Cottage

**Bedrooms:** 3

**Bathrooms:** 3½ + ½

**Square Footage:** 4,262

**Bonus Space:** 690 sq. ft.

**Dimensions:** 73' - 0"w x 90' - 0"d

**Foundation:** Optional Finished Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL210094

**Style:** Craftsman

**Bedrooms:** 3

**Bathrooms:** 3

**Square Footage:** 3,677

**Bonus Space:** 974 Sq. Ft.

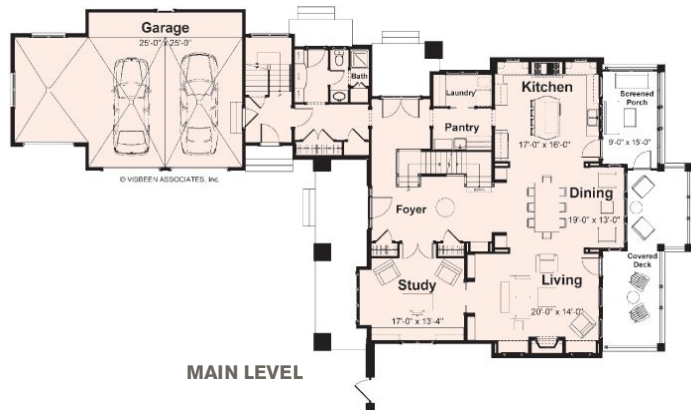
**Dimensions:** 56'-0" w x 100'-0" d

**Foundation:** Optional Finished Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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The welcoming front of this Visbeen Associates home features columns and a charming cupola, while the rear elevation is distinguished by an incredible four levels of porches, including one off the optional third-floor tower room. Highlights on the open main level include the kitchen's large island, the screened porch, and a private study. The second level contains a family room, the comfortable master suite, and two more bedrooms. Above the garage, a bonus private apartment awaits guests.

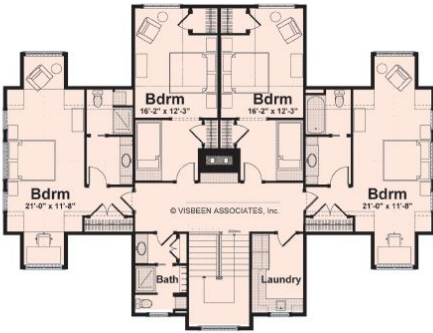


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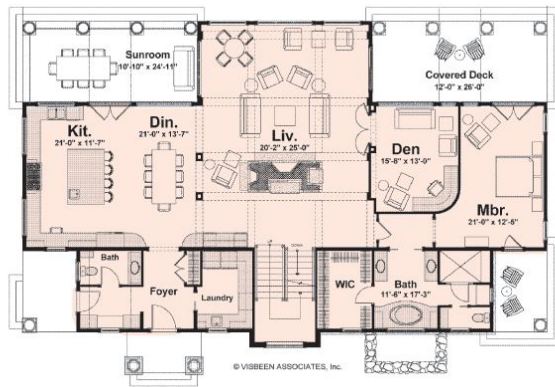


PHOTO BY JEFF GARLAND  
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Designs by  
**Visbeen Associates**



SECOND LEVEL



MAIN LEVEL



REAR EXTERIOR

**PLAN#** HWL210095

**Style:** Shingle

**Bedrooms:** 5

**Bathrooms:** 4½

**Square Footage:** 4,964

**Dimensions:** 78' - 0" w x 46' - 0" d

**Foundation:** Optional Finished Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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Capture endless views in this bright plan. Shingle-style details and handsome stone accents give this Visbeen Associates home a unique look. The super-open layout features a long bank of windows designed to capture a view. Not far away is the homeowner's private retreat, next to a cozy study perfect for reading or relaxing. Four generous bedrooms access their own laundry room upstairs. Highlights include the handy kitchen island and the detached three-car garage with a huge storage space above.

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**PLAN#** HWL210096

**Style:** Craftsman

**Bedrooms:** 5

**Bathrooms:** 4½

**Square Footage:** 5,026

**Bonus Space:** 507 Sq. Ft.

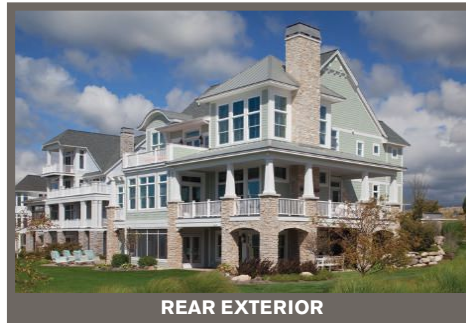
**Dimensions:** 60' - 0" w x 114' - 0" d

**Foundation:** Optional Finished Basement

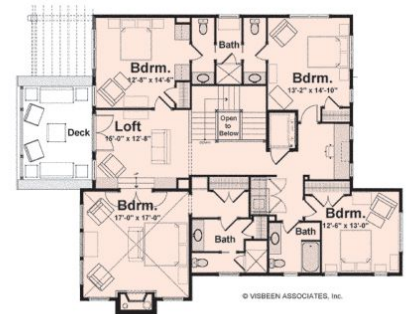
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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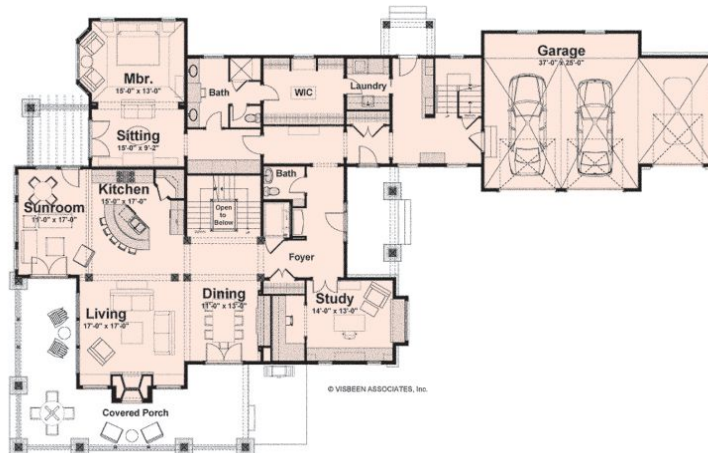
This bright and breezy home from Visbeen Associates enjoys three levels of decks and porches. The large kitchen opens to the sunroom on one side and the living and dining rooms on the other. The master suite boasts a sitting room and deck, plus a huge walk-in closet that opens directly into the laundry room. Upstairs, four comfortable bedrooms include a large suite with its own fireplace. For more space, finish the basement and the bonus room above the garage.



**REAR EXTERIOR**



**SECOND LEVEL**



**MAIN LEVEL**

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REAR EXTERIOR

**PLAN#** HWL210097

**Style:** New American

**Bedrooms:** 5

**Bathrooms:** 4½

**Square Footage:** 4,448

**Bonus Space:** 624 Sq. Ft.

**Dimensions:** 102'-0" w x 60'-6" d

**Foundation:** CrawlSpace

**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,995 \$3,995 \$1,995

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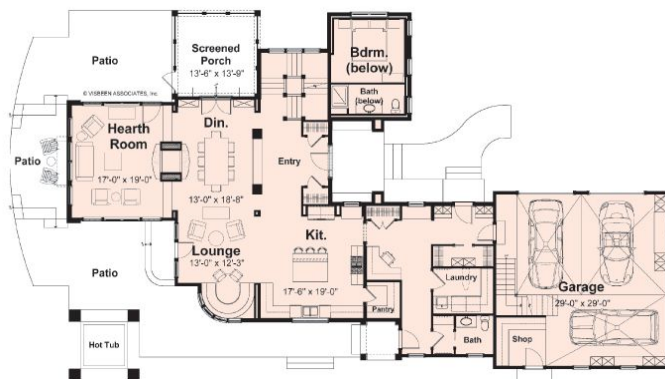
**P**acked with cottage attributes, this Visbeen Associates home features an open floor plan without sacrificing intimate spaces. Opening to the kitchen and a double-sided fireplace, the dining room features a relaxing lounge area. Abundant outdoor living space is accessible from throughout the first floor. The second floor features a spacious master suite, a children's suite, and a whimsical playroom area. Two additional bedrooms open to a shared bath. Head up to the bonus third-floor recreation room for a fun retreat.



SECOND LEVEL



OPTIONAL BONUS SPACE



MAIN LEVEL





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**PLAN#** **HWL210098**

**Style: New American**

**Bedrooms: 3**

**Bathrooms: 3½**

**Square Footage: 3,098**

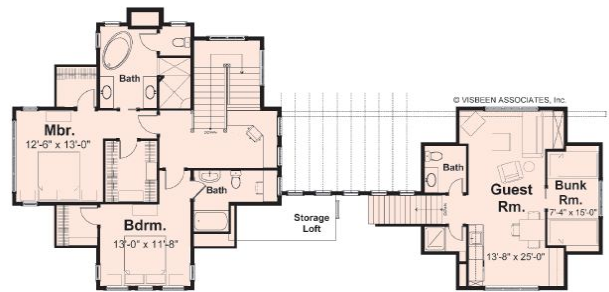
**Dimensions: 84' - 6" w x 40' - 0" d**

**Foundation: Optional Finished Basement**

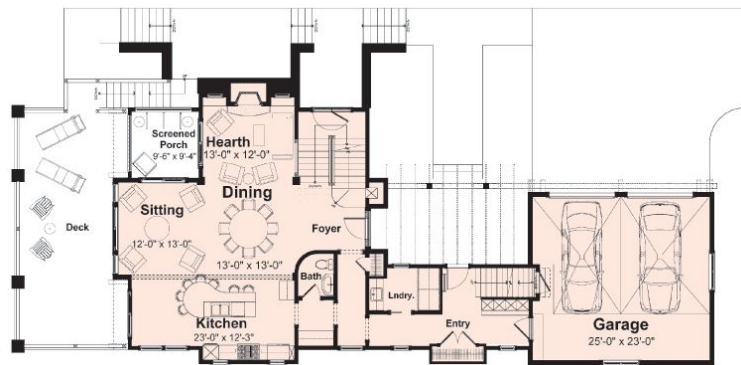
**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,495 \$3,495 \$1,495

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The light-filled center entrance of this open Visbeen Associates design connects the living spaces to the attached two-car garage. A large fireplace warms the hearth room, which opens to the dining and sitting areas. Nearby are a screened porch and family-friendly kitchen with lots of seating. The second level holds the generous master suite with its luxurious bathroom, and a second suite. A guest apartment and lower level offer lots of room for extra bedrooms and living space.



**SECOND LEVEL**



**MAIN LEVEL**

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**FRONT EXTERIOR**





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**PLAN#** HWL2100099

**Style:** Shingle

**Bedrooms:** 3

**Bathrooms:** 3

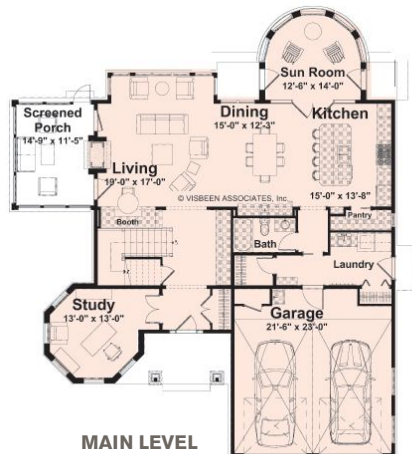
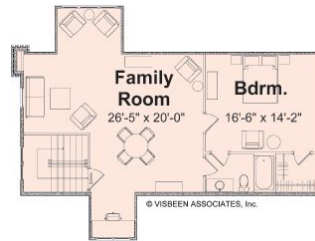
**Square Footage:** 3,175

**Bonus Space:** 1,381 Sq. Ft.

**Dimensions:** 54'-0" w x 65'-0" d

**Foundation:** CrawlSpace

**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,995 \$3,995 \$1,995



Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

**H**ere's what you want in a home destined for a scenic location: walls of windows, an open layout that encourages mingling, and unforgettable outdoor spaces. This Visbeen Associates design delivers all of that, plus a gorgeous exterior that displays turrets and stone. Highlights include the master suite's private porch, a bonus room that makes a great gym, and the sun-room off the island kitchen. The bonus third level features an additional bedroom and a welcoming family room.





PHOTO BY CHUCK HEINEY  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
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**PLAN#** HWL2100100

**Style:** Shingle

**Bedrooms:** 3

**Bathrooms:** 3½ + ½

**Square Footage:** 5,162

**Bonus Space:** 194 Sq. Ft.

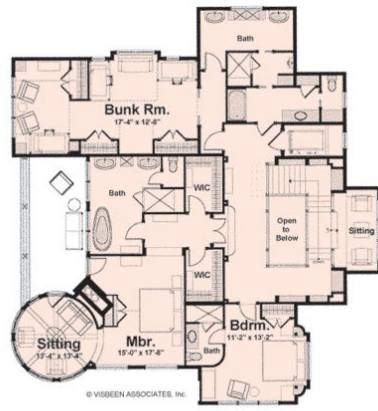
**Dimensions:** 73' - 0" w x 132' - 0" d

**Foundation:** Optional Finished Basement

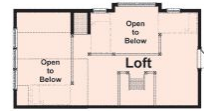
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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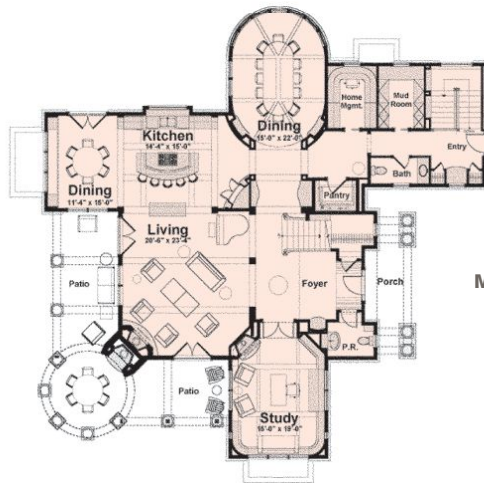
Family-friendly spaces abound inside this dramatic design from Visbeen Associates. The open-plan kitchen features a cozy window seat and an informal eating area. The nearby formal dining room is oval shaped and surrounded by windows for picturesque entertaining. The adjacent living room features a large fireplace, a decorative ceiling, and French doors that open onto a spacious L-shaped patio. Private spaces include the large second-floor master bedroom, which includes a tower sitting area and roomy His and Hers closets.



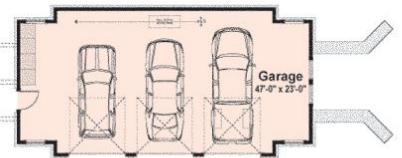
SECOND LEVEL



OPTIONAL BONUS SPACE



MAIN LEVEL



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REAR EXTERIOR

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**PLAN#** HWL2100101

**Style:** Georgian

**Bedrooms:** 4

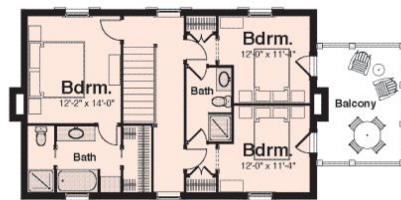
**Bathrooms:** 3½

**Square Footage:** 2,909

**Dimensions:** 74' - 0" w x 88' - 0" d

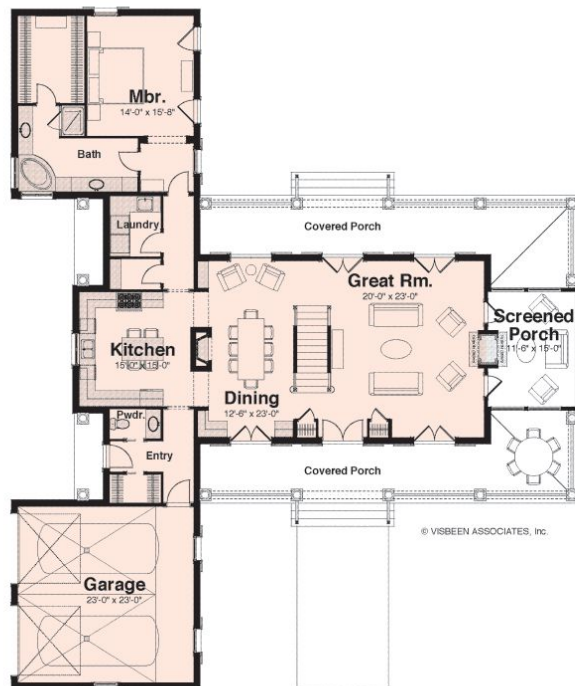
**Foundation:** Crawlspace

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |



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**SECOND LEVEL**



© VISBEEN ASSOCIATES, Inc.

**MAIN LEVEL**

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This elegant, classic estate from Visbeen Associates presents a unique layout that offers both spacious public zones and private retreats, especially the secluded first-floor master suite that includes a private foyer, huge walk-in closet, and corner tub. Many sets of French doors open up the great room to the expansive front and rear porches. In cooler weather, the screened porch's two-sided fireplace will keep you cozy. The second level holds three bedrooms, one with its own bath and two accessing a balcony.





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**PLAN#** HWL2100102

**Style:** Shingle

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,888

**Dimensions:** 64' - 0" w x 110' - 0" d

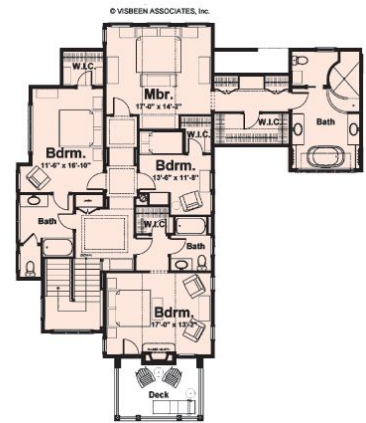
**Foundation:** Optional Finished  
Basement

**5-SET 8-SET REPRO CAD PDF**

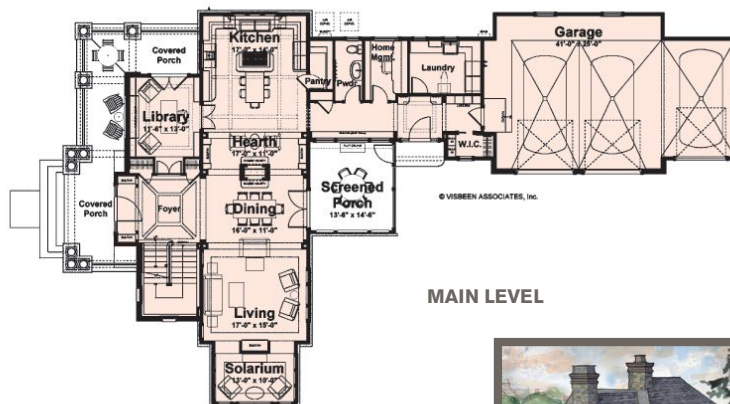
N/A N/A \$1,495 \$3,495 \$1,495

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detailed images of this plan

**R**ugged elegance defines this unique plan from Visbeen Associates. Gathering rooms are lined up with few barriers between them, except for a cozy two-sided fireplace. The kitchen will become the go-to spot for informal fun, with casual seating and a large cooktop island designed for a six-burner range. Catch rays in the solarium, or head upstairs to the master suite, where a luxurious oversized shower and tub await. Pantries, porches, and an optional finished basement add tremendous livability to the plan.



SECOND LEVEL



MAIN LEVEL

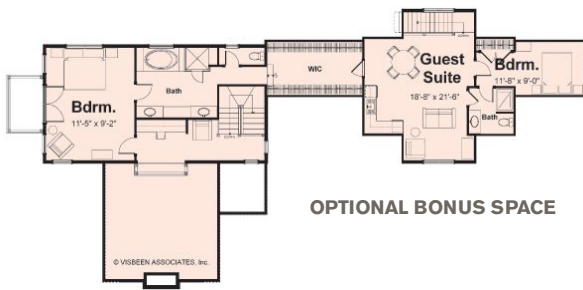
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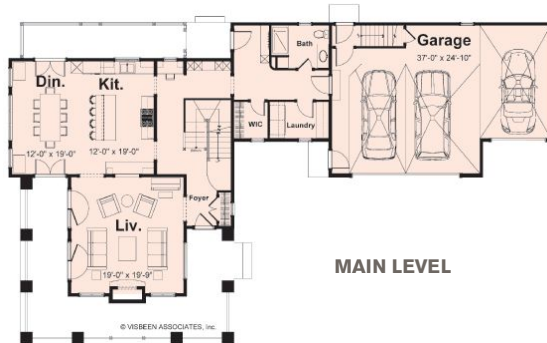
REAR EXTERIOR



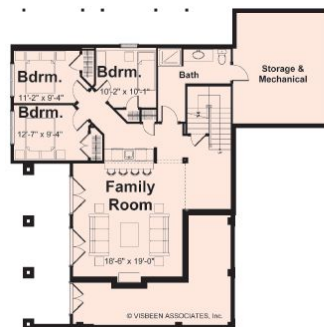
PHOTO BY W. PATRICK CHAMBERS  
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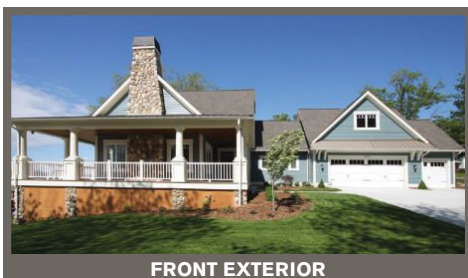
SECOND LEVEL



MAIN LEVEL



LOWER LEVEL



FRONT EXTERIOR

**PLAN#** HWL2100103

**Style:** Cottage

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 3,614

**Bonus Space:** 661 Sq. Ft.

**Dimensions:** 92' - 0" w x 54' - 0" d

**Foundation:** Finished Walkout  
Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Wraparound porches and a deck on the back expand living space to the outdoors for this Visbeen Associates home. A central family room featuring a vaulted ceiling and tapered stone chimney opens to a spacious kitchen and dining room. The second floor includes a loft area and a spacious master bedroom with a private balcony and luxurious bath. More bedrooms are on the lower level, where the family room opens to a covered patio. The space above the garage can be finished as a mini apartment to give guests some privacy.





PHOTO BY WILLIAM J. HEBERT  
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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100104

**Style:** Dutch

**Bedrooms:** 5

**Bathrooms:** 5½

**Square Footage:** 4,470

**Dimensions:** 74' - 0" w x 56' - 0" d

**Foundation:** Optional Finished Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

The rich history and classic appeal of the Dutch style is apparent in this five-bedroom design from Visbeen Associates, beginning with the eye-catching gambrel roof. Don't miss the two-sided fireplace that warms the living room and den. Upstairs, bathe in light in the master suite's bumped-out bathroom, which connects via a dressing room to the large segmented walk-in closet. Three additional bedroom suites (one a bunk room, two with private patios) reside up here. If finished, the lower level houses a variety of options for relaxing. An optional elevator helps everyone get around.

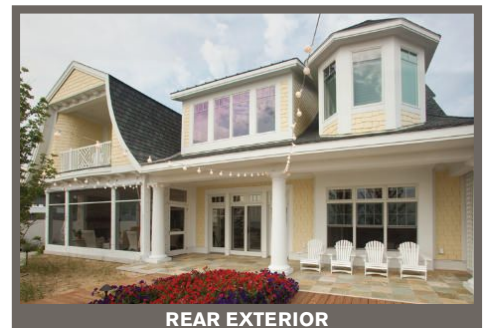
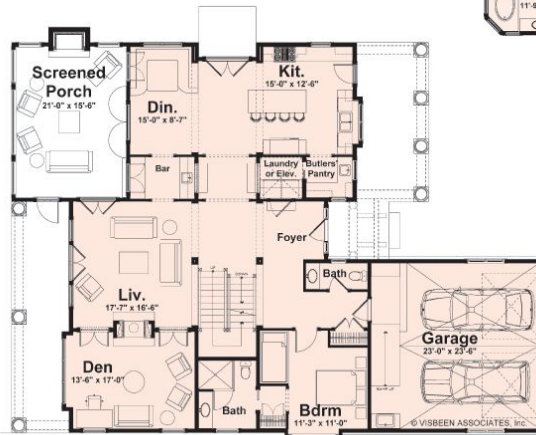
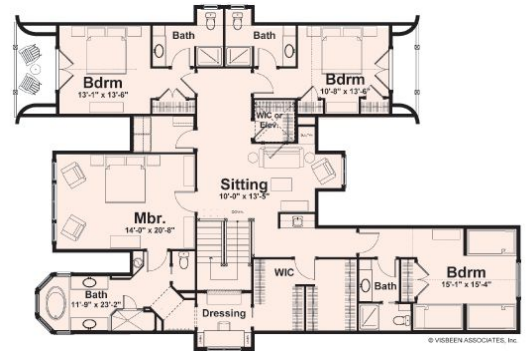




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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN#** HWL2100105

**Style:** Cottage

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 3,149

**Bonus Space:** 280 Sq. Ft.

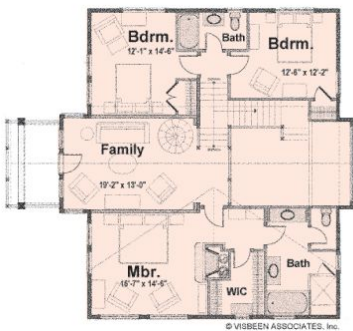
**Dimensions:** 92' - 0" w × 54' - 0" d

**Foundation:** Optional Finished Basement

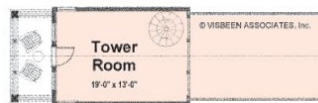
**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,995 \$3,995 \$1,995

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

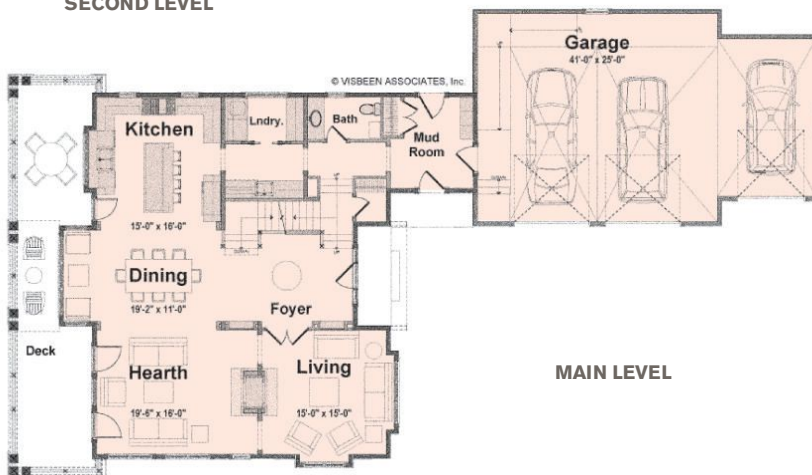
This spectacular cottage was meticulously designed by Visbeen Associates to make the most of a sloping lot and scenic views. Long rooflines and interesting angles add to its picturesque street-side facade, while the lake side includes porches on three levels and a walk-out basement, all designed to take full advantage of the watery views. Interior spaces are equally pleasing, especially the fireplace-warmed master suite on the second floor. The optional third floor features a cozy tower room perfect for watching sunsets or reading a good book.



**SECOND LEVEL**



**OPTIONAL BONUS SPACE**



**MAIN LEVEL**

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PHOTO BY WILLIAM J. HEBERT  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100106

**Style:** Neoclassical

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 3,524

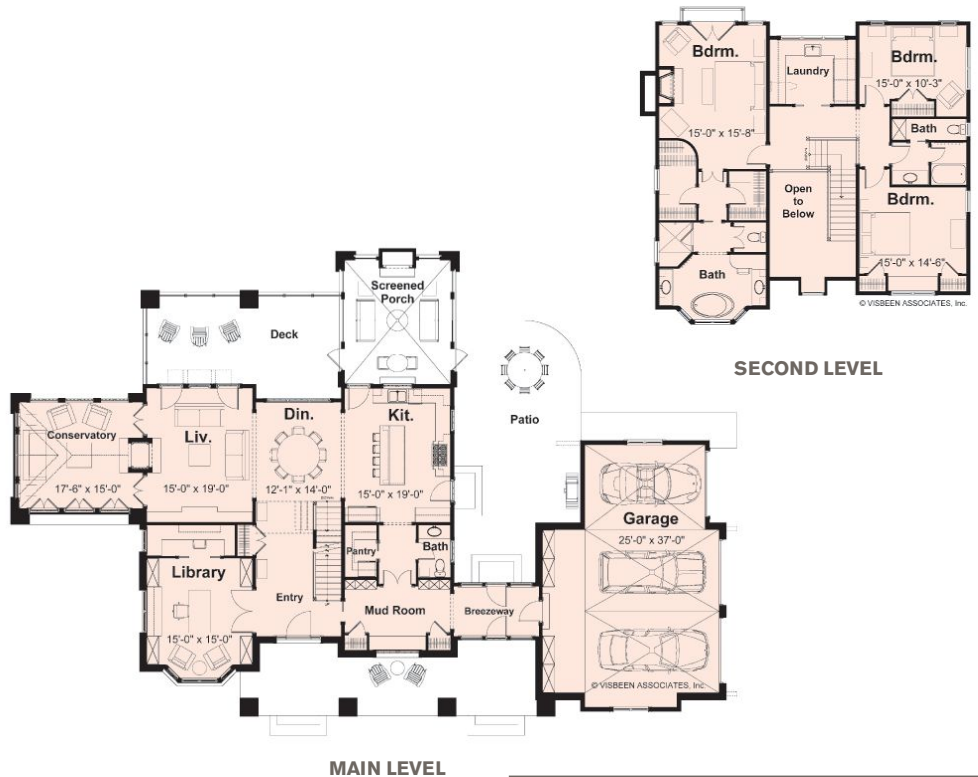
**Dimensions:** 100' - 0" w x 64' - 0" d

**Foundation:** Optional Finished Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

The best of British Colonial style can be yours in this elegant Visbeen Associates estate. The full glass conservatory and screened porch offer panoramic views, while a breezeway between the main house and garage serves up vintage charm. The second floor is designed to endow each bedroom suite with privacy, including the fireplace-warmed master suite with a grand bath. Locating the laundry room up here adds convenience. The optional lower level may be finished to provide space for relaxing, entertaining, and exercising.



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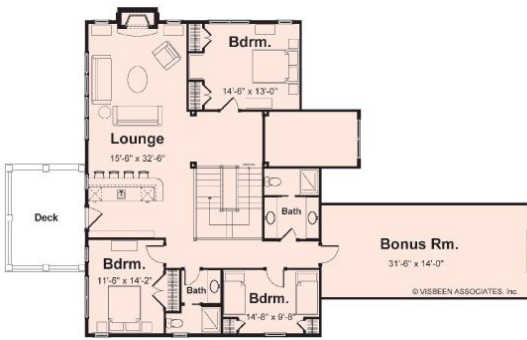
**REAR EXTERIOR**



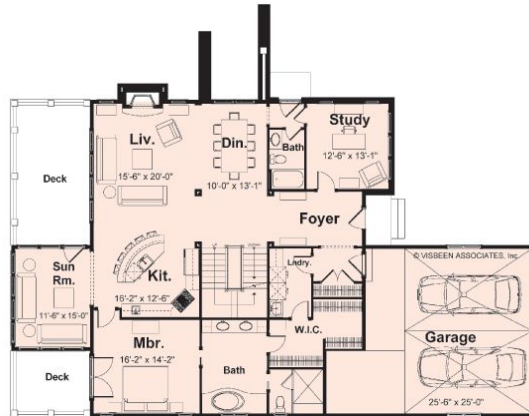
PHOTO BY PHOTOSPHERE  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN#** HWL2100107



**SECOND LEVEL**



**MAIN LEVEL**



**REAR EXTERIOR**

**Style:** Cottage

**Bedrooms:** 4

**Bathrooms:** 4

**Square Footage:** 3,802

**Bonus Space:** 466 Sq. Ft.

**Dimensions:** 80'-0" w x 50'-0" d

**Foundation:** Optional Finished Basement

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,995      | \$3,995    | \$1,995    |

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Perfectly situated to take full advantage of a view, this cottage by Visbeen Associates features a central entrance hall that divides the main floor into public and private spaces. A large master suite with a private deck occupies the left side of the home, while the living room, dining room, kitchen, and private study fill the right. Upstairs, a lounge, three bedrooms, and a multi-purpose bonus room await; the optional finished basement includes plenty of space to play, plus a bunk room and a screened porch.

 **GO ONLINE**  
to see the  
basement level plan





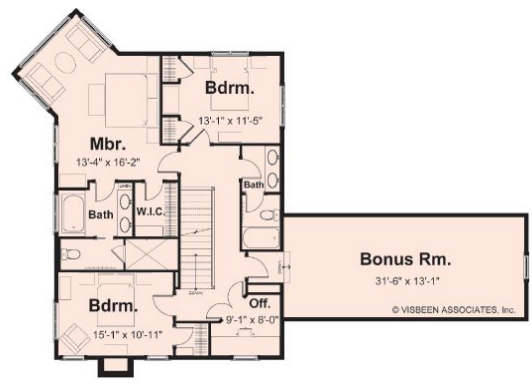
PHOTO BY MEGAN J. TERVEEN  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN# HWL2100108**

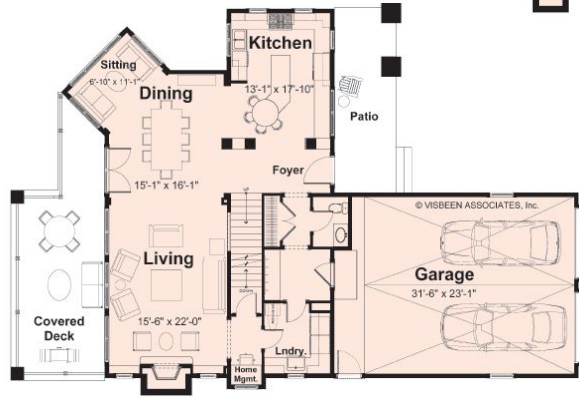
- Style:** Shingle
  - Bedrooms:** 3
  - Bathrooms:** 2½
  - Square Footage:** 2,590
  - Bonus Space:** 467 Sq. Ft.
  - Dimensions:** 48' - 0" w x 67' - 8" d
  - Foundation:** Optional Finished Basement
- | 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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This three-bedroom, two-and-a-half-bath Visbeen Associates design captures the charm of the past with exterior stone and shingles. Packed with modern amenities, it includes a large living room with fireplace that leads into a nearby casual dining and kitchen area with abundant counter space and seating. Upstairs houses the large master suite with a sunny sitting area plus two additional family bedrooms, a home office, and a handy bonus room perfect for crafts or a second-floor family room.



SECOND LEVEL



MAIN LEVEL

 **GO ONLINE**  
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FRONT EXTERIOR



PHOTO BY WILLIAM J. HEBERT  
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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

Designs by  
**Visbeen Associates**



**PLAN#** HWL2100109

**Style:** Prairie

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 3,407

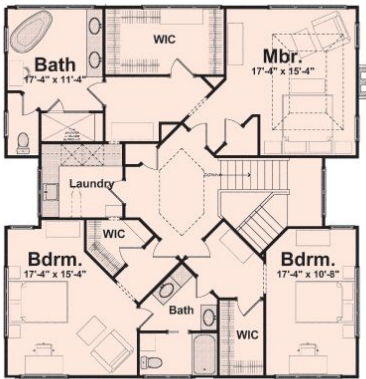
**Dimensions:** 45' - 0" w x 74' - 4" d

**Foundation:** Optional Finished  
Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

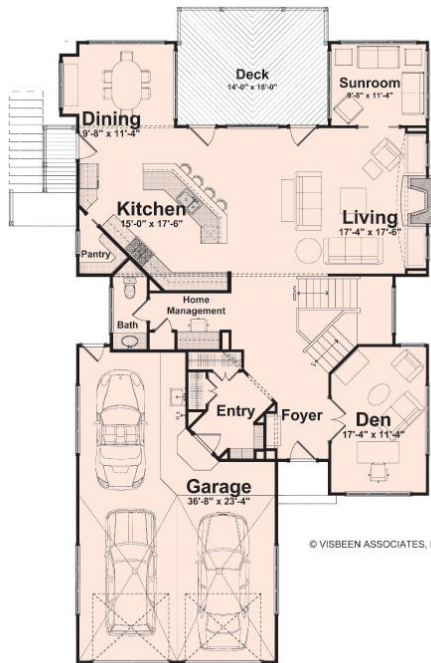
Visit [eplans.com](http://eplans.com) to see more  
detailed images of this plan

This easygoing design by Visbeen Associates is perfect for a lakeside or seaside lot, with an abundance of windows on the back side. The open floor plan includes a fireplace-warmed living room, large island kitchen, and relaxed dining area. A den near the front foyer offers plenty of room for a home office. Three spacious bedrooms rest upstairs, including the deluxe master suite, with a second-floor laundry. The walkout lower level can be finished to hold a variety of fun rooms.



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**SECOND LEVEL**



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**MAIN LEVEL**



**FRONT EXTERIOR**

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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100110

**Style:** Colonial

**Bedrooms:** 5

**Bathrooms:** 3½

**Square Footage:** 3,355

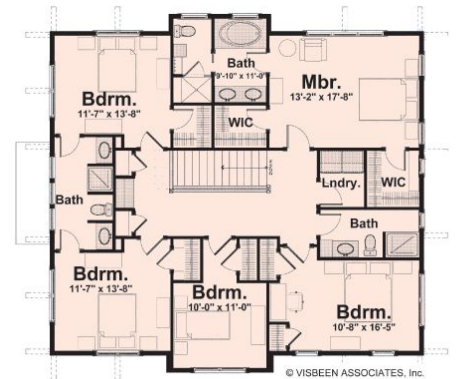
**Dimensions:** 40' - 0" w x 59' - 6" d

**Foundation:** Optional Finished  
Basement

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,495      | \$3,495    | \$1,495    |

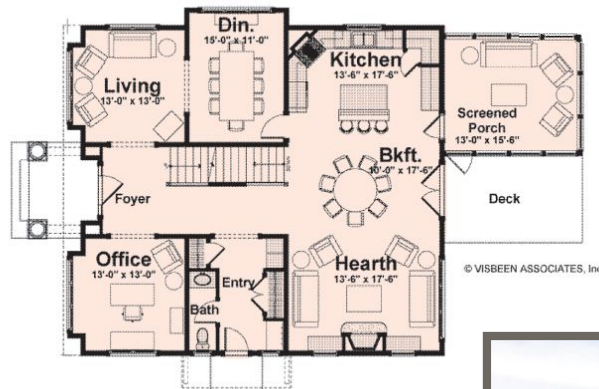
Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This charming Craftsman design by Visbeen Associates fits especially well into an established city neighborhood but is at home anywhere. The screened porch is a nod to the past, but the open kitchen and hearth room reflect today's casual lifestyles. Upstairs holds the master suite with its spacious bedroom and walk-in closets, and four additional family bedrooms. The lower level can be finished to hold a variety of family entertainment areas and another bedroom.



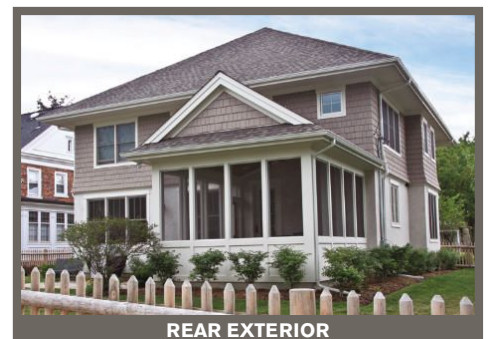
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**SECOND LEVEL**



© VISBEEN ASSOCIATES, Inc.

**MAIN LEVEL**



**REAR EXTERIOR**



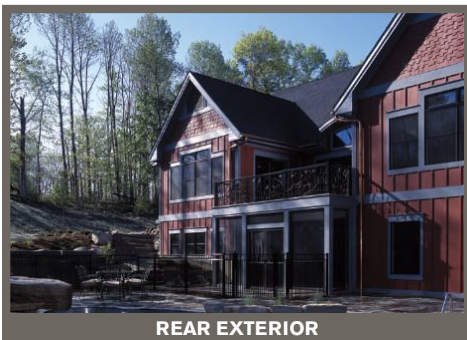
PHOTO BY JAMES YOCHUM  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**SECOND LEVEL**



**MAIN LEVEL**



**PLAN#** HWL2100111

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,053

**Dimensions:** 116' - 4" w x 72' - 9" d

**Foundation:** Optional Finished Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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**D**o you have a large family, or frequent company? Turn a four-bedroom home into a six-bedroom haven by finishing the optional finished basement of this Visbeen Associates design. The kitchen's seated snack bar opens to the dining room, so it's easy to feed a crowd. The large laundry room will surely be welcome, as well as the three-car garage and expansive recreation spaces downstairs. A private bathroom makes the first-floor bedroom suite a good option for a live-in relative. Don't miss the luxurious master suite.

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PHOTO BY JAMES YOCHUM  
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**PLAN#** HWL2100112

**Style:** Shingle

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,388

**Bonus Space:** 530 Sq. Ft.

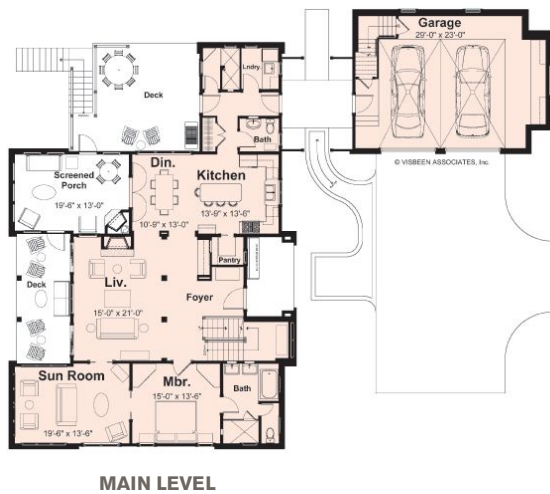
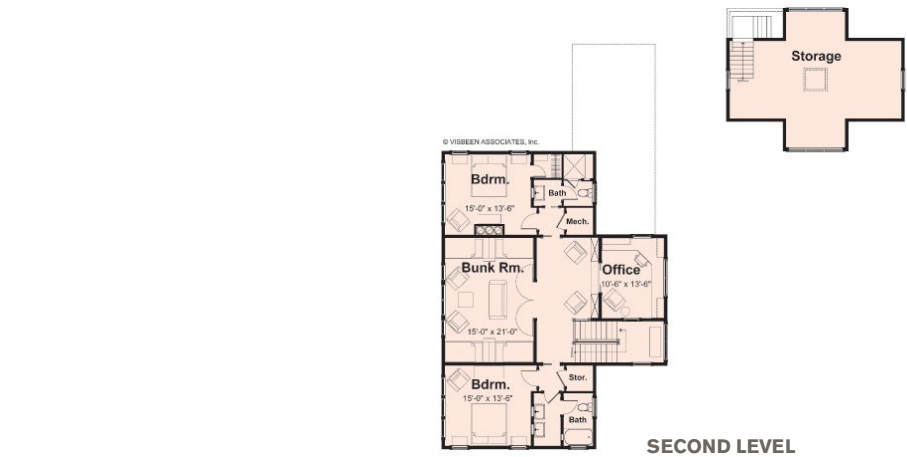
**Dimensions:** 92' - 0" w x 74' - 0" d

**Foundation:** Optional Finished Basement

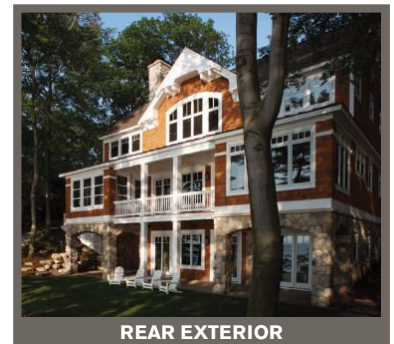
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This award-winning design by Visbeen Associates is ideal for those who love nature, showcasing multiple outdoor living areas. A spacious foyer leads into an open living room with a deck beyond. The kitchen offers a large multipurpose island. The second floor features two cozy bedrooms, a bunk room with built-in sleeping area, and a convenient home office. In the optional lower level, a family room, billiards area, and pub with a wine cellar create relaxing evenings.



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PHOTOS BY WILLIAM J. HEBERT AND COMMERCIAL DIGITAL IMAGES.  
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**PLAN#** HWL2100113

**Style:** Cottage

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 3,410

**Bonus Space:** 841 Sq. Ft.

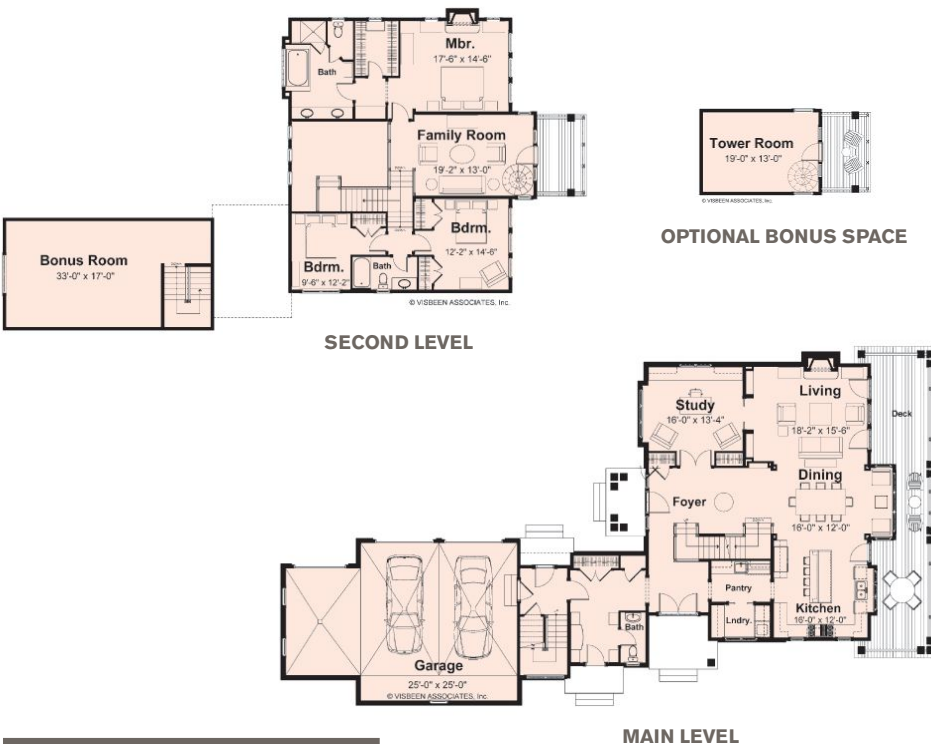
**Dimensions:** 98'-0" w x 54'-0" d

**Foundation:** Optional Finished Basement

**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,995 \$3,995 \$1,995

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**F**our levels of porches make the back of this Visbeen Associates cottage perfect for lakeside or oceanfront living. Inside, the kitchen, living, and dining rooms all boast large windows and French doors that lead to the nearby deck. The kitchen features a large cooktop area and spacious island with seating. Upstairs are three bedrooms and an optional third-floor tower room. The casual and comfortable optional lower level features a family room with kitchenette, guest suite, and billiards area.



**REAR EXTERIOR**

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**PLAN#** HWL2100114

**Style:** Cottage

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,083

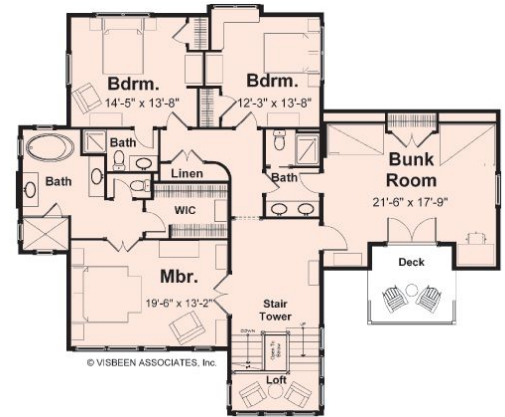
**Dimensions:** 60' - 0" w x 66' - 0" d

**Foundation:** Optional Finished  
 Basement

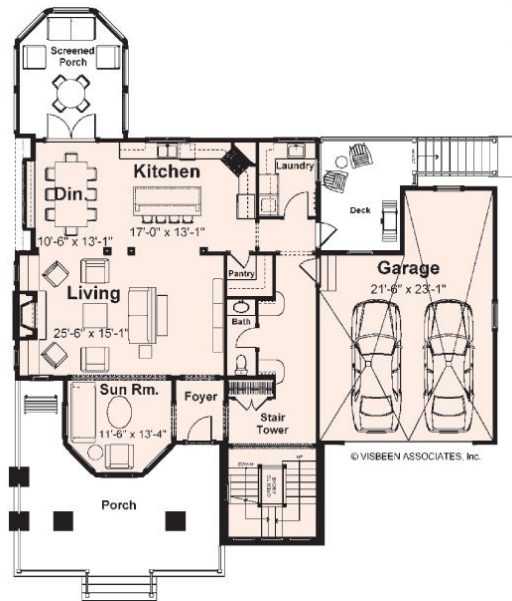
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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Elements of Victorian, Craftsman, and Shingle styles give this Visbeen Associates cottage an inherently American appeal. A columned front porch leads into the open-plan living area and sunroom. The back of the house features the kitchen with a large island, dining area, and screened porch. A stylish stair tower leads to the second level, featuring the generous master suite, two bedrooms, and a large bunk room with a private deck. The optional lower level offers more room.



SECOND LEVEL

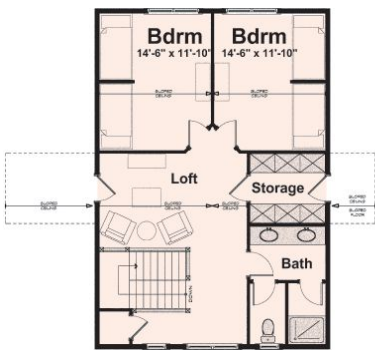


MAIN LEVEL

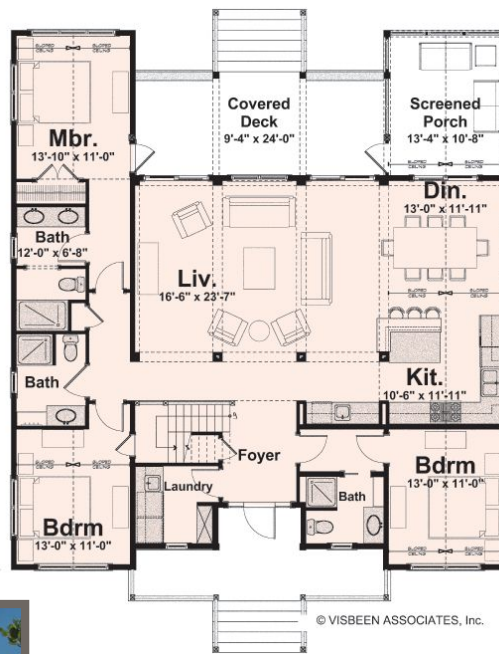
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**SECOND LEVEL**



**MAIN LEVEL**



**REAR EXTERIOR**

**PLAN#** HWL2100115

**Style:** Tidewater

**Bedrooms:** 5

**Bathrooms:** 4

**Square Footage:** 2,757

**Dimensions:** 48' - 0" w x 52' - 0" d

**Foundation:** Island Basement

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

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**G**et started on your getaway with this breezy cottage from Visbeen Associates. Bring along friends and family: there's more than enough room for them in two full guest suites on the main level and two bunk rooms upstairs. You'll enjoy the master suite's bright water-facing windows and access to the deck. Everyone can gather in the centrally located great room, which fronts an expansive outdoor deck, or in the upstairs loft. Plenty of windows everywhere let in fresh sea breezes.





PHOTO BY WILLIAM J. HEBERT  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100116

**Style: French Country**

**Bedrooms: 3**

**Bathrooms: 3½ + ½**

**Square Footage: 4,703**

**Bonus Space: 925 Sq. Ft.**

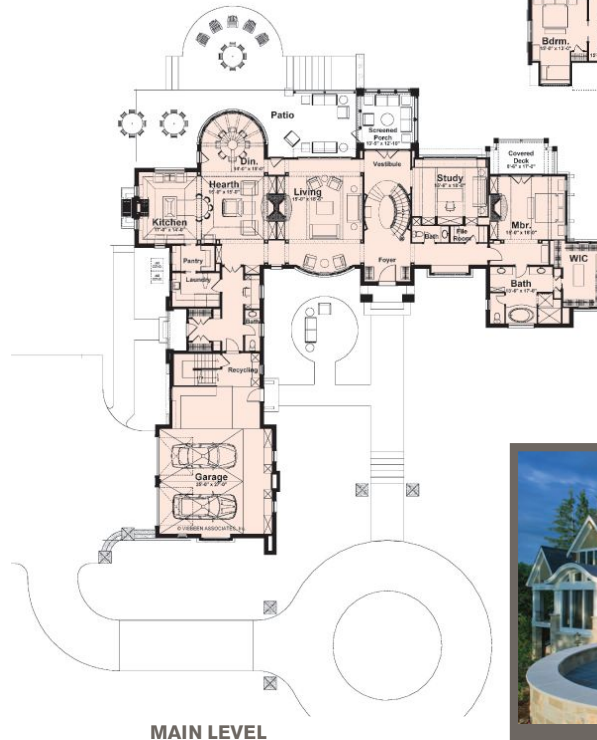
**Dimensions: 112' - 0" w x 106' - 0" d**

**Foundation: Optional Finished Basement**

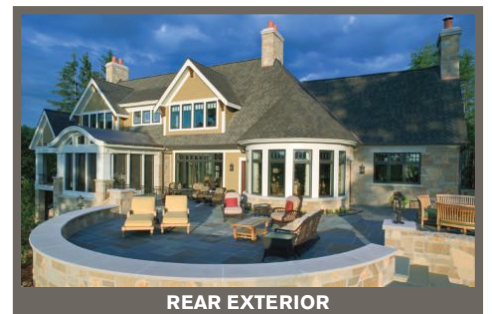
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

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From the European-style courtyard at the front of the house to stone accents and fireplaces throughout, this Visbeen Associates home exudes romance. The elegant main-level master suite offers a beamed, barrel-vaulted ceiling, access to a private porch, and a spectacular spa bath. Two large bedroom suites reside on the second floor, with a separate guest apartment over the garage. The optional lower level sports an exercise room, a billiards room, and an elaborate home theater complete with a snack bar.



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**PLAN# HWL2100117**

**Style: Tudor**

**Bedrooms: 5**

**Bathrooms: 4½**

**Square Footage: 3,830**

**Dimensions: 46' - 0" w x 84' - 0" d**

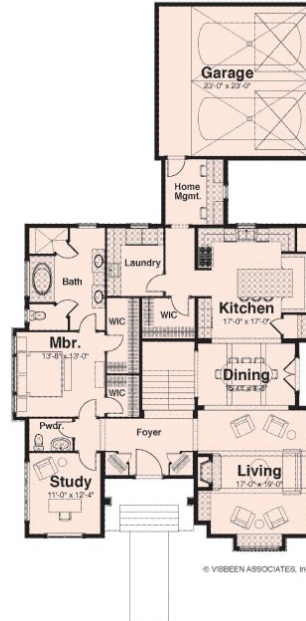
**Foundation: Unfinished Basement**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

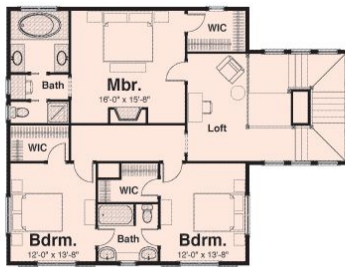
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**SECOND LEVEL**

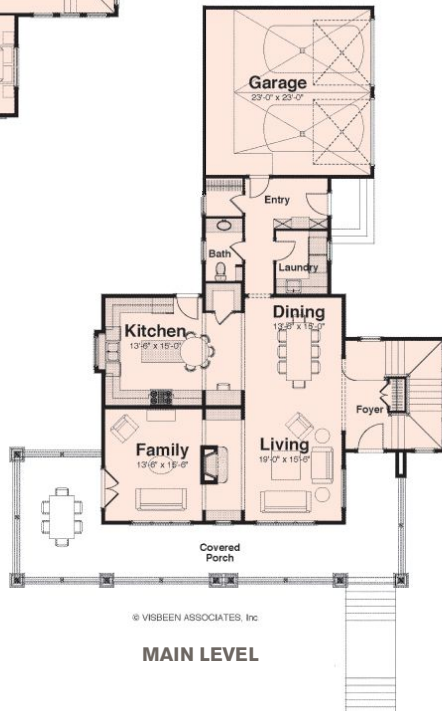


**MAIN LEVEL**



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**SECOND LEVEL**



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**MAIN LEVEL**



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**PLAN# HWL2100118**

**Style: Craftsman**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 2,868**

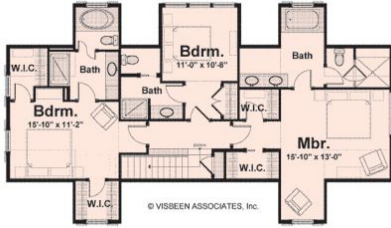
**Dimensions: 60' - 6" w x 80' - 0" d**

**Foundation: Crawlspace**

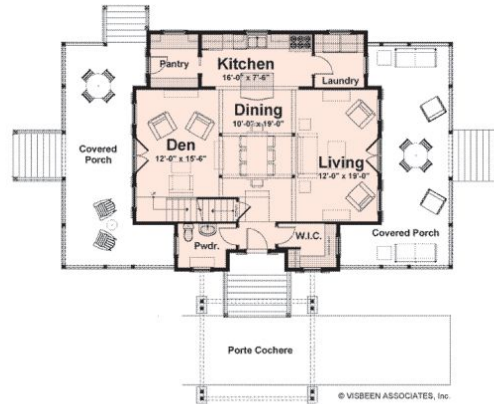
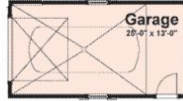
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

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**SECOND LEVEL**



**MAIN LEVEL**



**PLAN#** HWL2100119

**Style: Tidewater**

**Bedrooms: 3**

**Bathrooms: 3½**

**Square Footage: 2,482**

**Dimensions: 56' - 8\"/>**

**Foundation: Pier (same as Piling)**

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,495      | \$3,495    | \$1,495    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan



**PLAN#** HWL2100120

**Style: Tidewater**

**Bedrooms: 3**

**Bathrooms: 2½**

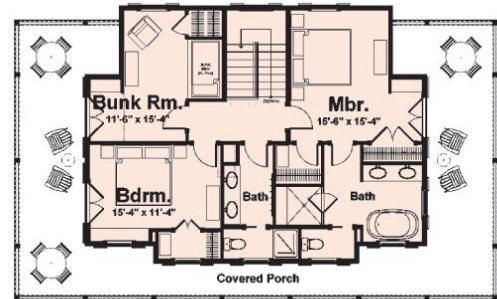
**Square Footage: 2,124**

**Dimensions: 56' - 8\"/>**

**Foundation: Pier (same as Piling)**

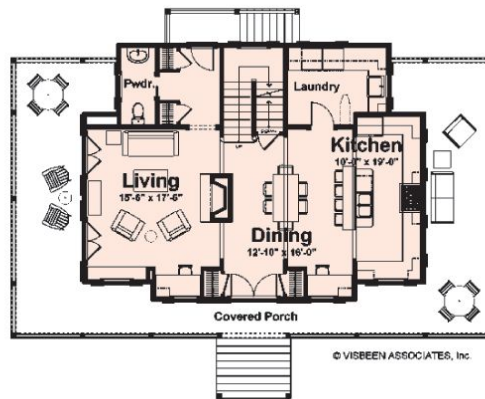
|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| N/A          | N/A          | \$1,495      | \$3,495    | \$1,495    |

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**SECOND LEVEL**



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**MAIN LEVEL**





**PLAN# HWL2100121**

**Style: Tidewater**

**Bedrooms: 2**

**Bathrooms: 2½**

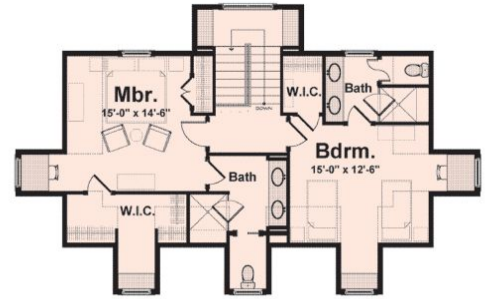
**Square Footage: 1,966**

**Dimensions: 56' - 4" w x 34' - 2" d**

**Foundation: Pier (same as Piling)**

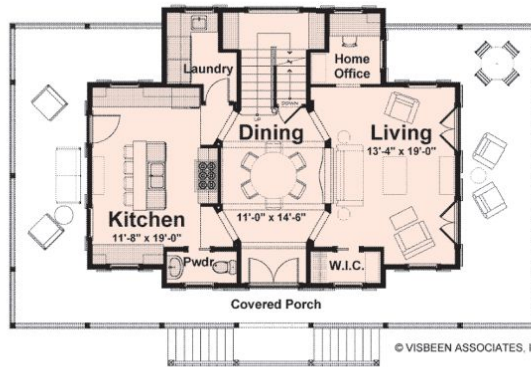
**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,495 \$3,495 \$1,495

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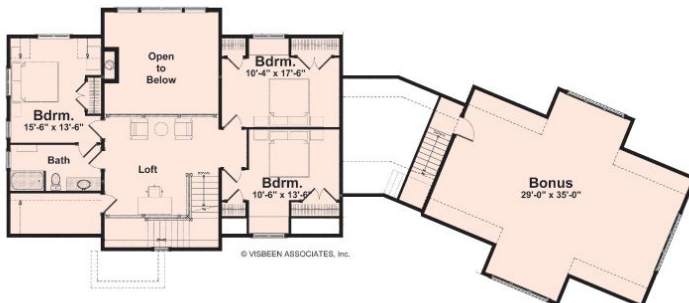
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**SECOND LEVEL**

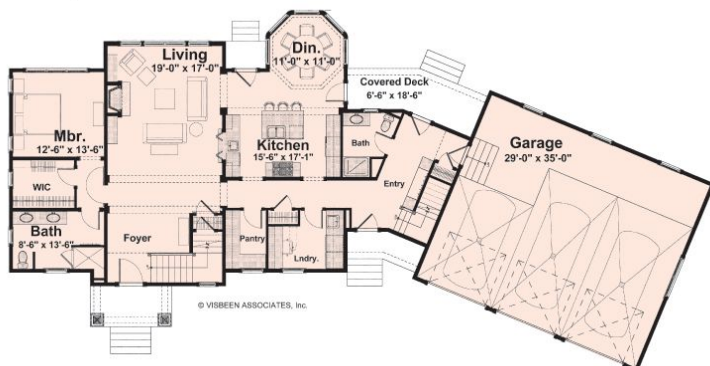


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**MAIN LEVEL**



**SECOND LEVEL**



**MAIN LEVEL**



**PLAN# HWL2100122**

**Style: Cottage**

**Bedrooms: 4**

**Bathrooms: 3**

**Square Footage: 3,080**

**Bonus Space: 865 Sq. Ft.**

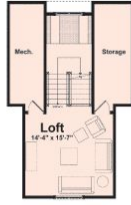
**Dimensions: 104' - 4" w x 36' - 0" d**

**Foundation: Crawlspace**

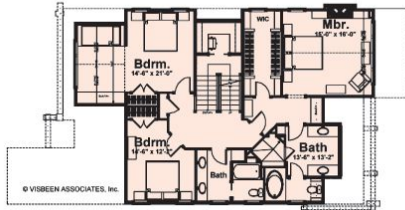
**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$1,495 \$3,495 \$1,495

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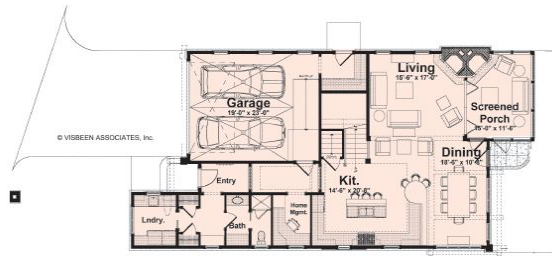




OPTIONAL BONUS SPACE



SECOND LEVEL



MAIN LEVEL



**PLAN#** **HWL2100123**

**Style: Cottage**

**Bedrooms: 3**

**Bathrooms: 3**

**Square Footage: 2,925**

**Bonus Space: 268 Sq. Ft.**

**Dimensions: 35' - 0" w x 62' - 0" d**

**Foundation: Crawlspace**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

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**PLAN#** **HWL2100124**

**Style: Craftsman**

**Bedrooms: 4**

**Bathrooms: 3**

**Square Footage: 2,642**

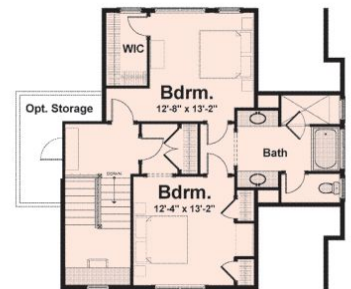
**Bonus Space: 100 Sq. Ft.**

**Dimensions: 45' - 0" w x 74' - 0" d**

**Foundation: Crawlspace**

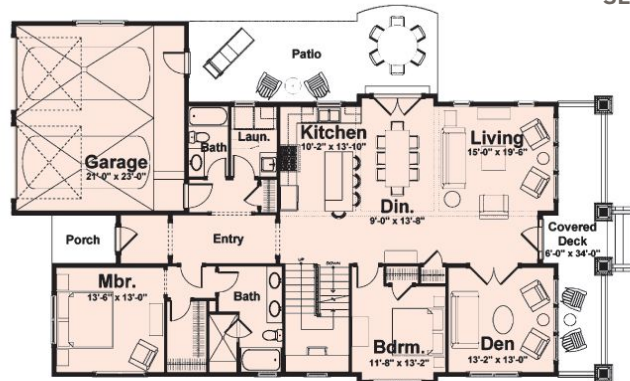
| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

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SECOND LEVEL



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MAIN LEVEL





**PLAN# HWL2100125**

**Style: Contemporary**

**Bedrooms: 3**

**Bathrooms: 3½**

**Square Footage: 3,106**

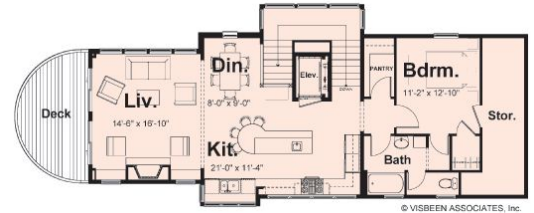
**Dimensions: 22' - 0" w x 69' - 0" d**

**Foundation: Finished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**

N/A N/A \$1,495 \$3,495 \$1,495

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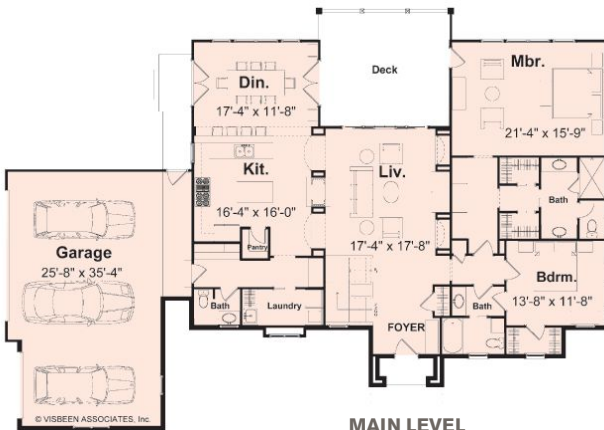
**SECOND LEVEL**



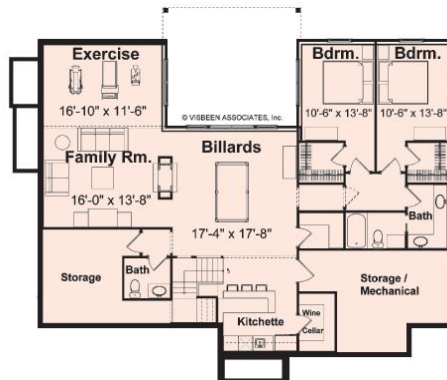
**MAIN LEVEL**



**LOWER LEVEL**



**MAIN LEVEL**



**LOWER LEVEL**



**PLAN# HWL2100126**

**Style: Cottage**

**Bedrooms: 4**

**Bathrooms: 3½ + ½**

**Square Footage: 3,889**

**Dimensions: 84' - 0" w x 58' - 6" d**

**Foundation: Finished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**

N/A N/A \$1,495 \$3,495 \$1,495

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**PLAN#** HWL2100127

**Style: Cottage**

**Bedrooms: 2**

**Bathrooms: 1½**

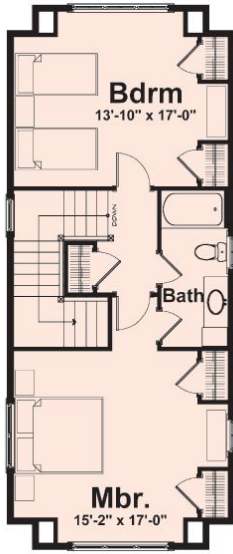
**Square Footage: 1,429**

**Dimensions: 18' - 0" w x 52' - 0" d**

**Foundation: Crawlspace**

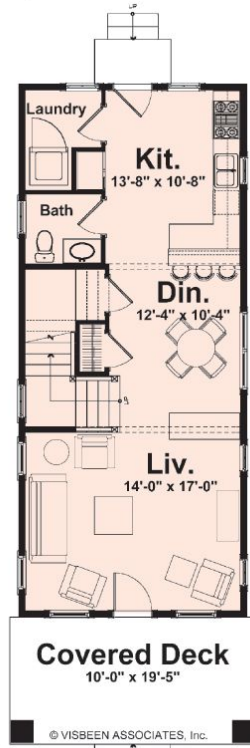
| 5-SET | 8-SET | REPRO | CAD     | PDF   |
|-------|-------|-------|---------|-------|
| N/A   | N/A   | \$995 | \$1,995 | \$995 |

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**SECOND LEVEL**



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**MAIN LEVEL**



**PLAN#** HWL2100128

**Style: English Cottage**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 3,473**

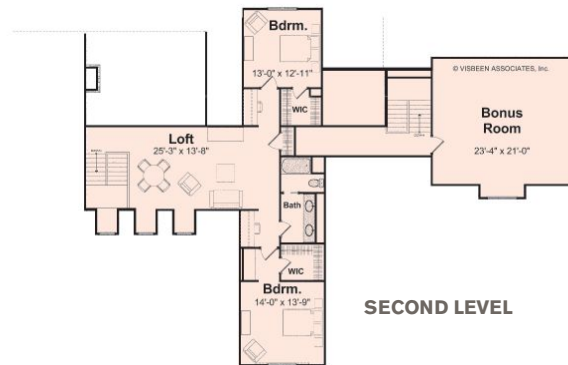
**Bonus Space: 489 Sq. Ft.**

**Dimensions: 98' - 0" w x 60' - 0" d**

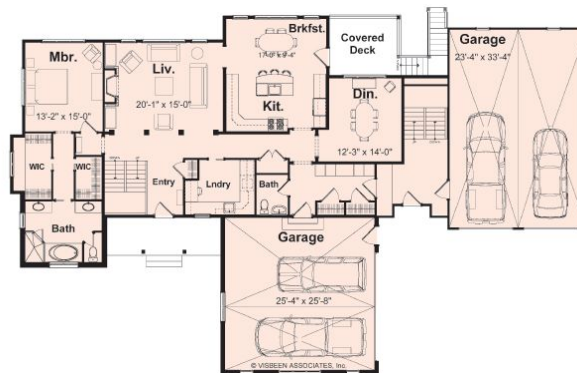
**Foundation: Optional Finished Basement**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

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**SECOND LEVEL**



**MAIN LEVEL**

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**PLAN#** HWL2100129

**Style: Craftsman**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 1,946**

**Dimensions: 60' - 0" w x 28' - 0" d**

**Foundation: Optional Finished Basement**

| 5-SET | 8-SET | REPRO CAD | PDF     |
|-------|-------|-----------|---------|
| N/A   | N/A   | \$995     | \$1,995 |

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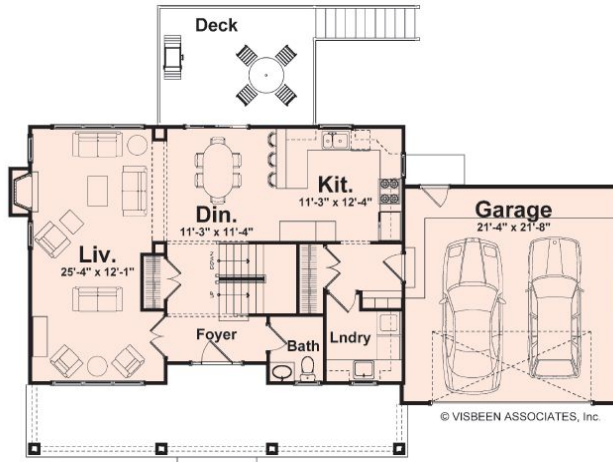
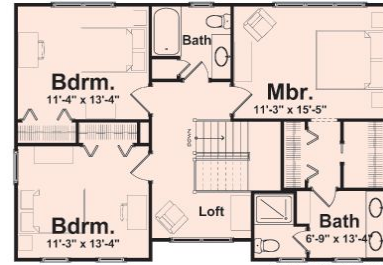
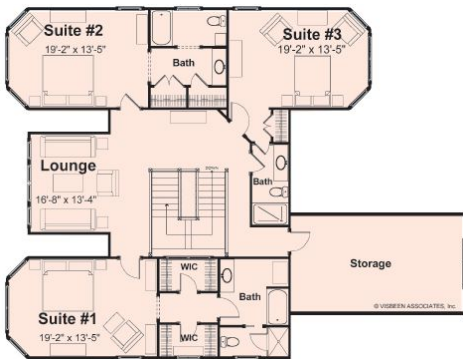


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**PLAN#** HWL2100130

**Style: Cottage**

**Bedrooms: 4**

**Bathrooms: 4½**

**Square Footage: 3,547**

**Dimensions: 48' - 0" w x 60' - 0" d**

**Foundation: Optional Finished Basement**

| 5-SET | 8-SET | REPRO CAD | PDF     |
|-------|-------|-----------|---------|
| N/A   | N/A   | \$1,995   | \$3,995 |

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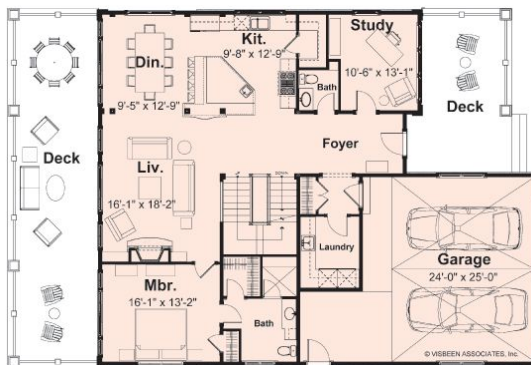
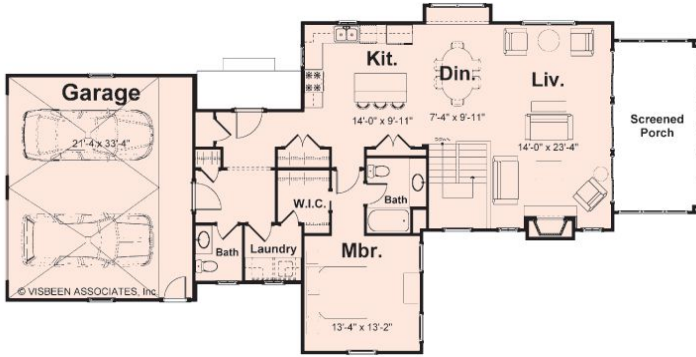


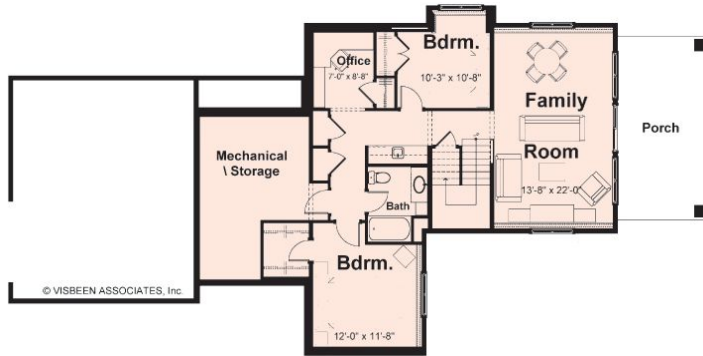




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**MAIN LEVEL**



**LOWER LEVEL**

**PLAN# HWL2100131**

**Style: Cottage**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 2,322**

**Dimensions: 40' - 0" w x 70' - 0" d**

**Foundation: Finished Walkout  
Basement**

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,495 | \$3,495 | \$1,495 |

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**PLAN# HWL2100132**

**Style: Bungalow**

**Bedrooms: 3**

**Bathrooms: 3½**

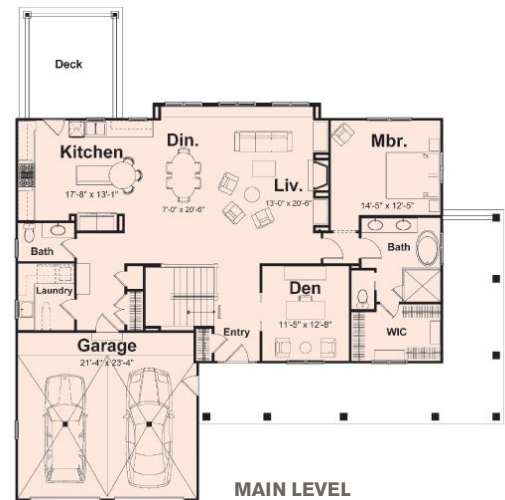
**Square Footage: 2,996**

**Dimensions: 56' - 0" w x 52' - 0" d**

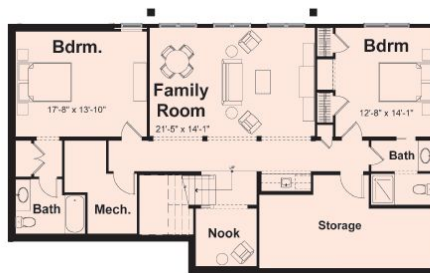
**Foundation: Finished Walkout  
Basement**

| 5-SET | 8-SET | REPRO | CAD     | PDF   |
|-------|-------|-------|---------|-------|
| N/A   | N/A   | \$995 | \$1,995 | \$995 |

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**MAIN LEVEL**



**LOWER LEVEL**





**PLAN#** **HWL2100133**

**Style:** Tidewater

**Bedrooms:** 4

**Bathrooms:** 4½

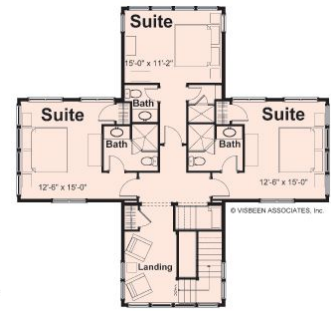
**Square Footage:** 2,973

**Dimensions:** 64' - 0" w x 46' - 0" d

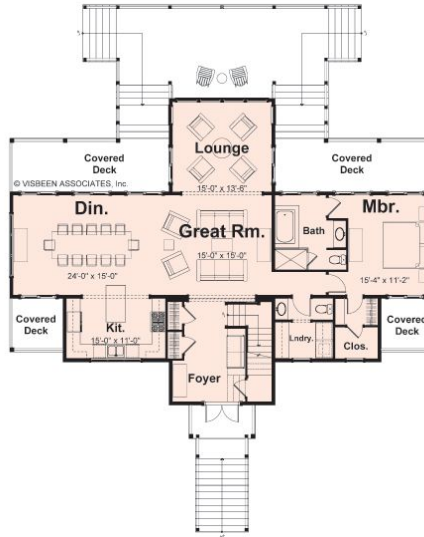
**Foundation:** Pier (same as Piling)

| 5-SET | 8-SET | REPRO   | CAD     | PDF     |
|-------|-------|---------|---------|---------|
| N/A   | N/A   | \$1,995 | \$3,995 | \$1,995 |

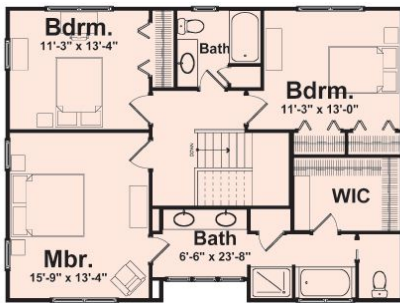
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**SECOND LEVEL**



**MAIN LEVEL**



**SECOND LEVEL**



**PLAN#** **HWL2100134**

**Style:** Country

**Bedrooms:** 3

**Bathrooms:** 2½

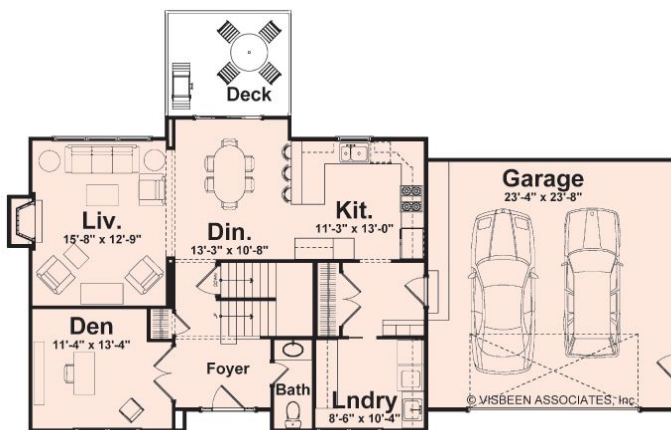
**Square Footage:** 2,130

**Dimensions:** 62' - 0" w x 28' - 0" d

**Foundation:** Optional Finished Basement

| 5-SET | 8-SET | REPRO | CAD     | PDF   |
|-------|-------|-------|---------|-------|
| N/A   | N/A   | \$995 | \$1,995 | \$995 |

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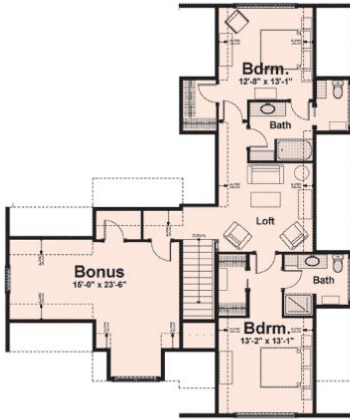


**MAIN LEVEL**

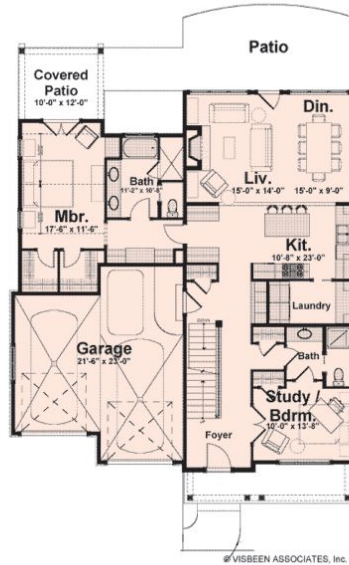
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**SECOND LEVEL**



**MAIN LEVEL**

**PLAN#** HWL2100135

**Style: Craftsman**

**Bedrooms: 4**  
**Bathrooms: 4**  
**Square Footage: 2,752**  
**Bonus Space: 397 Sq. Ft.**  
**Dimensions: 48' - 0" w x 63' - 6" d**  
**Foundation: Optional Finished Basement**

| 5-SET | 8-SET | REPRO CAD | PDF             |
|-------|-------|-----------|-----------------|
| N/A   | N/A   | \$1,495   | \$3,495 \$1,495 |

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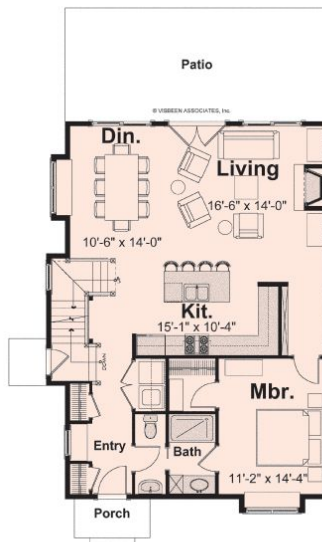
**PLAN#** HWL2100136

**Style: Cottage**

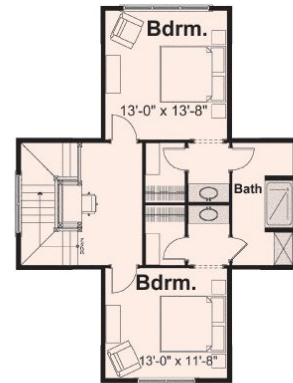
**Bedrooms: 3**  
**Bathrooms: 2**  
**Square Footage: 1,943**  
**Dimensions: 30' - 0" w x 40' - 0" d**  
**Foundation: Crawlspace**

| 5-SET | 8-SET | REPRO CAD | PDF           |
|-------|-------|-----------|---------------|
| N/A   | N/A   | \$995     | \$1,995 \$995 |

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**MAIN LEVEL**



**SECOND LEVEL**



**REAR EXTERIOR**

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**HWLG210031**

Style: Tidewater  
Bedrooms: 6  
Bathrooms: 5½ + ½  
Square Footage: 3,941  
Dimensions: 117'-4" w x  
74'-8"d



**HWLG210032**

Style: Craftsman  
Bedrooms: 4  
Bathrooms: 3½  
Square Footage: 3,878  
Dimensions: 88'-0" w x  
88'-0"d



**HWLG210033**

Style: Cottage  
Bedrooms: 4  
Bathrooms: 4  
Square Footage: 4,245  
Dimensions: 54'-0" w x  
78'-0"d



**HWLG210034**

Style: Tidewater  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 1,945  
Dimensions: 41'-6" w x  
72'-0"d



**HWLG210035**

Style: Tidewater  
Bedrooms: 3  
Bathrooms: 3½  
Square Footage: 2,083  
Dimensions: 56'-0" w x  
32'-0"d



**HWLG210036**

Style: Craftsman  
Bedrooms: 3  
Bathrooms: 3  
Square Footage: 2,248  
Dimensions: 60'-0" w x  
62'-0"d



**HWLG210037**

Style: Shingle  
Bedrooms: 5  
Bathrooms: 3½  
Square Footage: 3,641  
Dimensions: 74'-0" w x  
50'-0"d



**HWLG210038**

Style: Shingle  
Bedrooms: 3  
Bathrooms: 3½  
Square Footage: 3,575  
Dimensions: 85'-3" w x  
50'-4"d



**HWLG210039**

Style: Craftsman  
Bedrooms: 4  
Bathrooms: 4  
Square Footage: 2,944  
Dimensions: 56'-0" w x  
56'-0"d



**HWLG210040**

Style: Shingle  
Bedrooms: 4  
Bathrooms: 3½  
Square Footage: 5,319  
Dimensions: 81'-6" w x  
89'-0"d



**HWLG210041**

Style: Bungalow  
Bedrooms: 4  
Bathrooms: 4  
Square Footage: 3,516  
Dimensions: 56'-0" w x  
56'-0"d



**HWLG210042**

Style: Cottage  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 1,945  
Dimensions: 62'-0" w x  
41'-9"d



**HWLG210043**

Style: Shingle  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 3,094  
Dimensions: 72'-0" w x  
43'-0"d



**HWLG210044**

Style: Georgian  
Bedrooms: 3  
Bathrooms: 2½ + ½  
Square Footage: 3,126  
Dimensions: 74'-0" w x  
42'-0"d



**HWLG210045**

Style: Chateausque  
Bedrooms: 3  
Bathrooms: 3½ + ½  
Square Footage: 5,073  
Dimensions: 102'-0" w x  
83'-0"d

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Who could resist the fairytale appeal of a stone-covered turret?



# Timeless Style

A comfortable open layout waits inside this beautiful home

LOVELY ARCHES AND A TURRET-STYLE BAY CREATE a magical, timeless style. The living room lies inside the turret to the right of the foyer, while the dining room is on the left. Straight ahead, the vaulted two-story family room is warmed by a fireplace. The breakfast area adjoins the island kitchen and accesses the backyard through a French door. The master suite's French door leads to a private bath that features His and Hers walk-in closets and an oversized tub. ■



The whole family can relax around the fireplace in the family room. A serving bar makes it easy to pass snacks from the kitchen.







Two islands add lots of valuable prep space in the kitchen.



The two-story foyer makes an impression.



**PLAN# HWL2100137**

**Style: French Country**

**Bedrooms: 5**

**Bathrooms: 4½**

**Square Footage: 3,618**

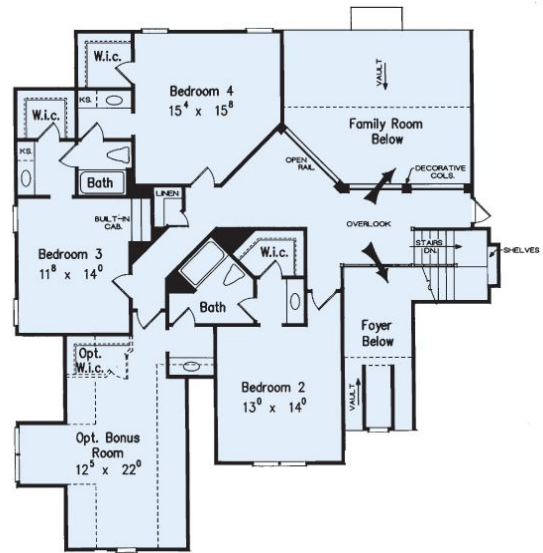
**Bonus Space: 344 sq. ft.**

**Dimensions: 64' - 6"w x 57' - 10"d**

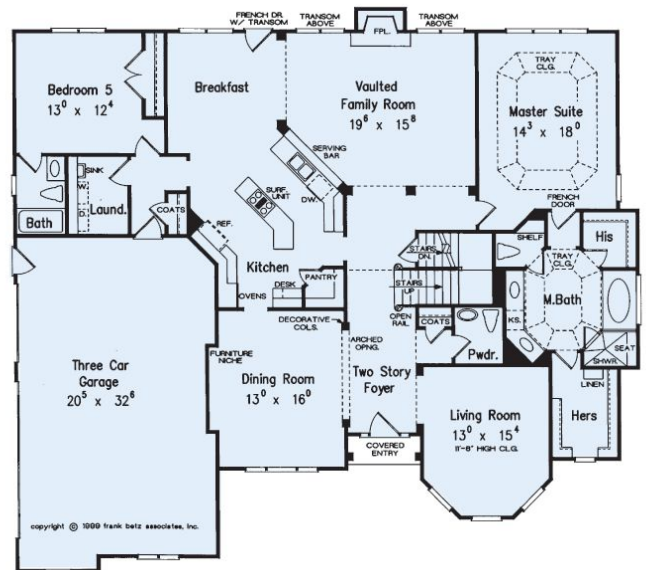
**Foundation: Crawspace, Slab,  
Unfinished Walkout Basement**

| 5-SET   | 8-SET   | REPRO | CAD     | PDF     |
|---------|---------|-------|---------|---------|
| \$1,180 | \$1,285 | N/A   | \$2,625 | \$1,535 |

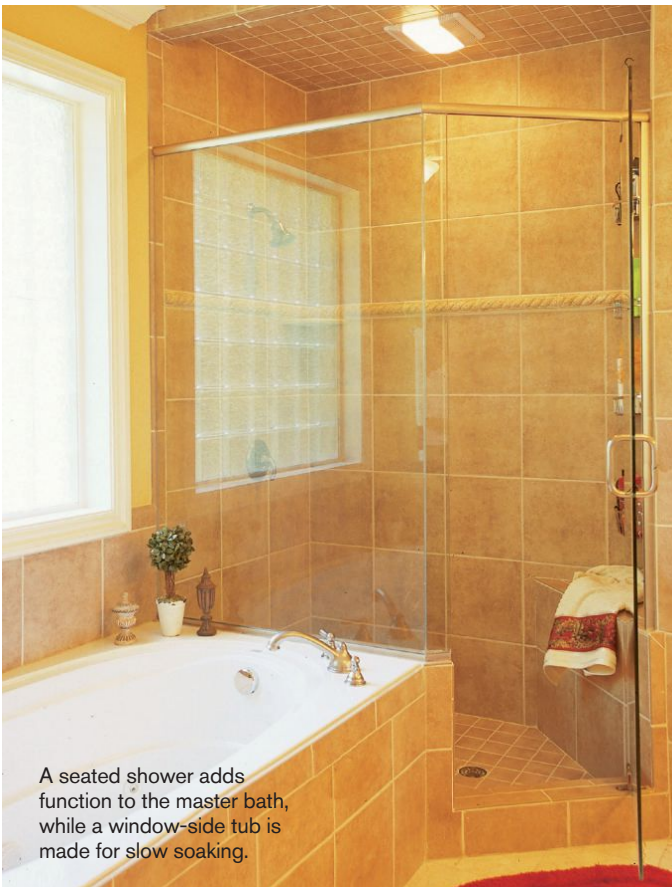
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**SECOND LEVEL**



**MAIN LEVEL**



A seated shower adds function to the master bath, while a window-side tub is made for slow soaking.

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**PLAN#** HWL2100138

**Style: Colonial Revival**

**Bedrooms: 5**

**Bathrooms: 4**

**Square Footage: 2,594**

**Bonus Space: 353 Sq. Ft.**

**Dimensions: 72' - 7" w x 51' - 5" d**

**Foundation: Crawlspace, Slab,  
 Unfinished Walkout  
 Basement**

| 5-SET | 8-SET | REPRO | CAD     | PDF     |
|-------|-------|-------|---------|---------|
| \$890 | \$930 | N/A   | \$1,895 | \$1,095 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

With elements of country style, this unique Colonial-inspired home presents a rustic attitude blended with delicate features. The family room soars with vaulted ceilings balanced by a cozy fireplace. From the island kitchen, it's only a few steps in either direction to the bayed breakfast nook or the formal dining room. The master suite takes up the entire right wing, hosting a bayed sitting area and marvelous vaulted bath. Upstairs, three bedrooms access a versatile bonus room.

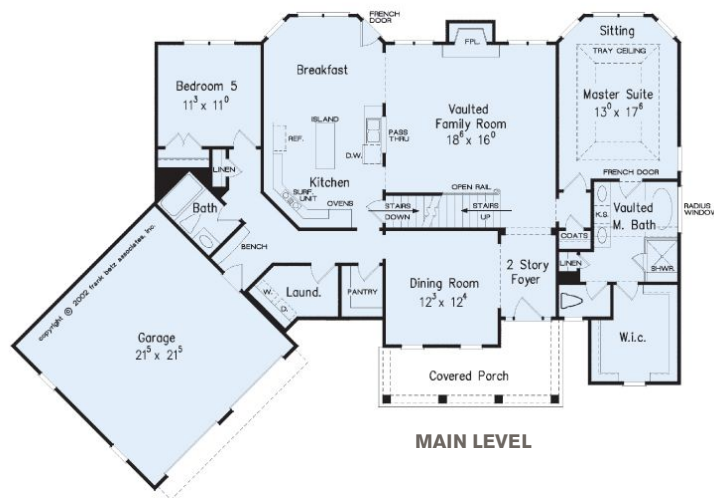




PHOTO COURTESY OF FRANK BETZ ASSOCIATES, INC.  
 THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
 FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN#** HWL2100139

**Style:** Country

**Bedrooms:** 4

**Bathrooms:** 2½

**Square Footage:** 2,443

**Dimensions:** 52' - 4" w x 55' - 10" d

**Foundation:** Crawlspace, Slab,  
 Unfinished Walkout  
 Basement

| 5-SET | 8-SET   | REPRO | CAD     | PDF     |
|-------|---------|-------|---------|---------|
| \$925 | \$1,000 | N/A   | \$2,045 | \$1,185 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Inside this charming country home you'll find a spacious, open floor plan that is perfect for entertaining. Fireplaces in the family room and keeping room combine to warm the adjoining kitchen and breakfast area. Upstairs, the master suite features tray ceilings, a dual sink vanity, a garden tub, a compartmented shower and toilet, and an enormous walk-in closet, with the option for a second. Three additional family bedrooms, sharing a full bath, complete the second floor.

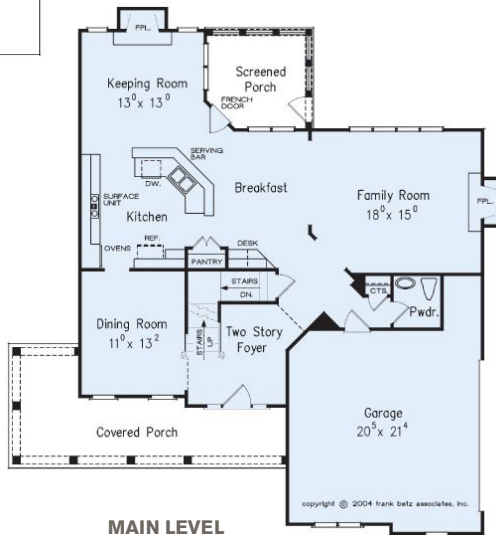
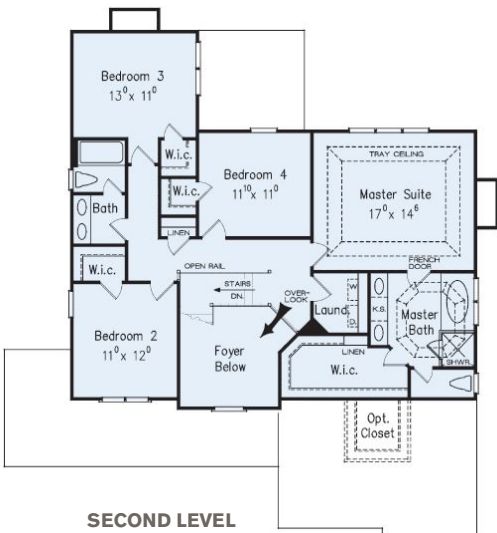






PHOTO BY SEAN MCCLINCY PHOTOGRAPHY  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100140

**Style:** French Country

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 2,776

**Bonus Space:** 271 Sq. Ft.

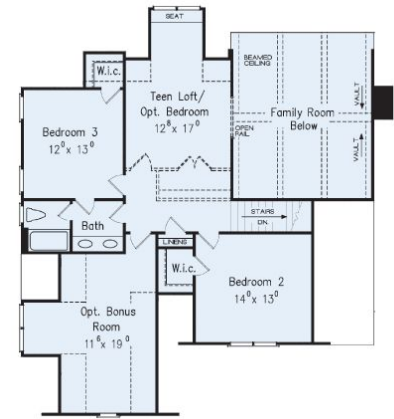
**Dimensions:** 59' - 0" w x 52' - 0" d

**Foundation:** Crawlspace, Slab,  
Unfinished Walkout  
Basement

| 5-SET | 8-SET   | REPRO | CAD     | PDF     |
|-------|---------|-------|---------|---------|
| \$995 | \$1,065 | N/A   | \$2,230 | \$1,285 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This elegant French Country home features beautiful details and flexible spaces. A covered entry ushers you in, through the foyer to the grand family room, which showcases a vaulted ceiling, built-in cabinets, and ample lighting from the back deck; a fire-place provides a natural focal point. In the master suite, deck access and a lavish bathroom create a soothing retreat. Two bedrooms share another bath upstairs. A loft can become an extra bedroom, while a bonus room provides even more space.



**SECOND LEVEL**



**MAIN LEVEL**



**REAR EXTERIOR**



PHOTO BY DAVID MASSENGILL, PHOTOGRAPHY  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN#** HWL2100141

**Style:** New American

**Bedrooms:** 5

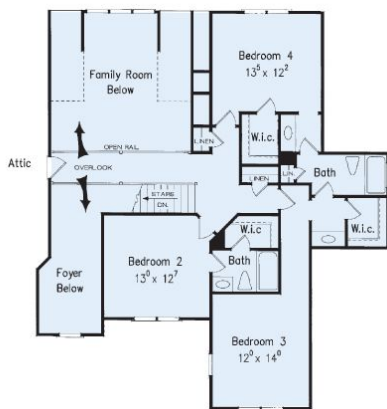
**Bathrooms:** 4½

**Square Footage:** 3,482

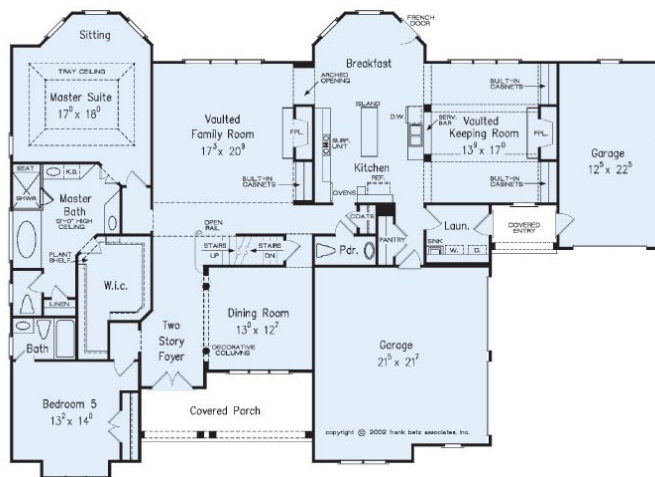
**Dimensions:** 80' - 0" w × 57' - 0" d

**Foundation:** Crawlspace,  
Unfinished Walkout  
Basement

| 5-SET   | 8-SET   | REPRO | CAD     | PDF     |
|---------|---------|-------|---------|---------|
| \$1,075 | \$1,150 | N/A   | \$2,380 | \$1,375 |



**SECOND LEVEL**

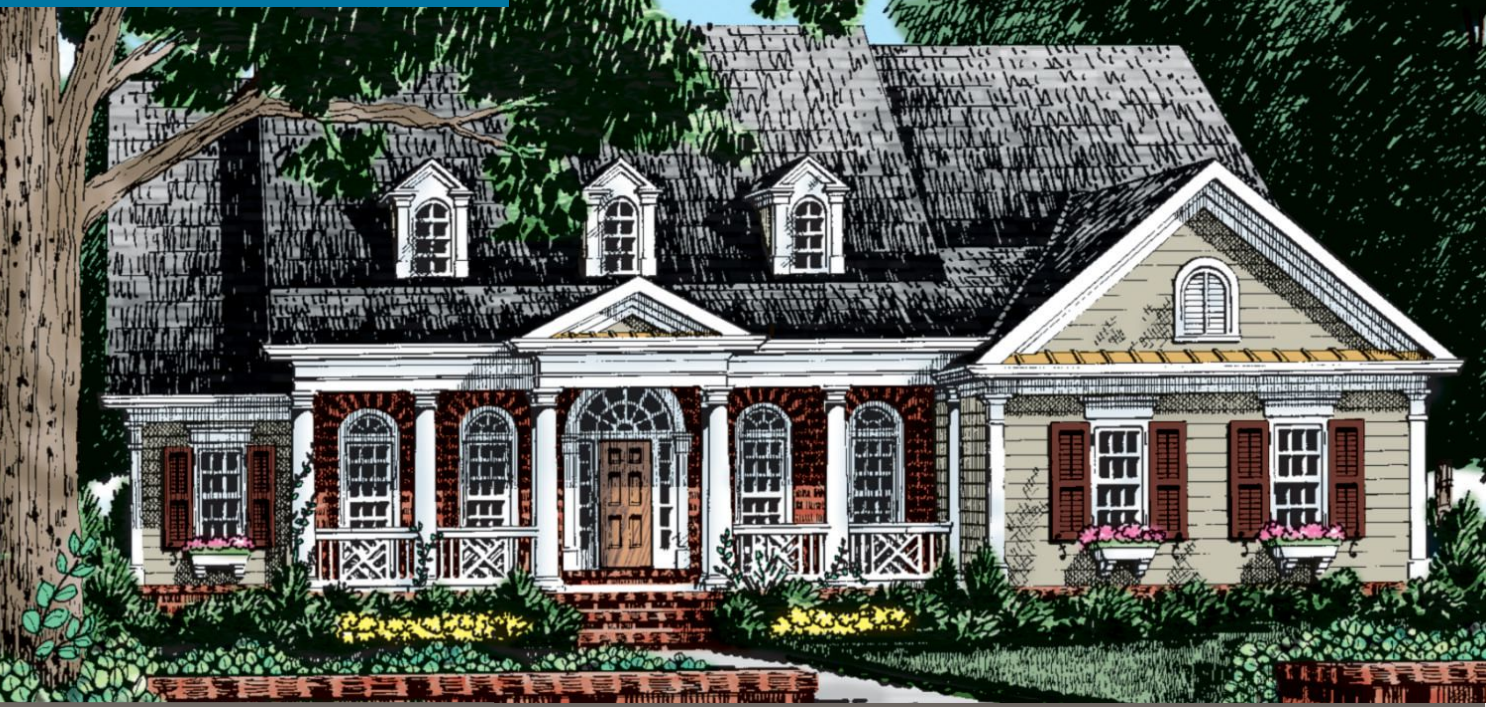


**MAIN LEVEL**

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This stately home will be a family treasure for generations. Vaulted ceilings and fireplaces in the family and keeping rooms add an elegant touch. The kitchen features a clever configuration that opens to the breakfast bay. The master suite is decked out with a bayed sitting area, immense walk-in closet, and posh bath. A nearby bedroom suite makes a perfect guest room. Upstairs, three bedrooms access two full baths.





**PLAN#** HWL2100142

**Style:** Colonial

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,296

**Bonus Space:** 286 Sq. Ft.

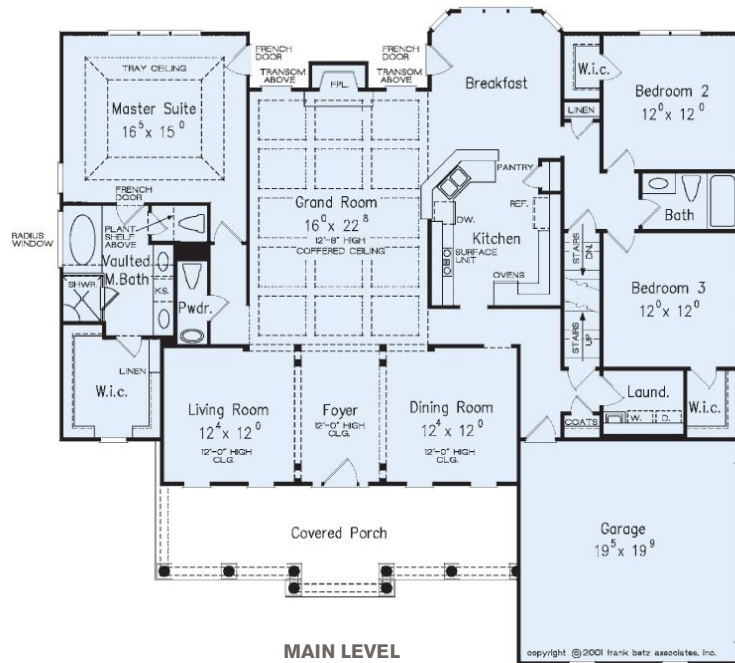
**Dimensions:** 61' - 0" w x 58' - 6" d

**Foundation:** Crawlspace,  
Unfinished Walkout  
Basement

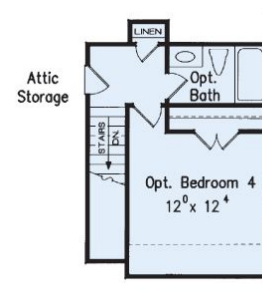
**5-SET 8-SET REPRO CAD PDF**  
\$925 \$1,000 N/A \$2,045 \$1,185

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

**S**tately columns frame the entrance to this midsized Colonial home. With the grand room as the hub, the floor plan includes formal and informal spaces: The dining and living rooms are toward the front, while the kitchen and bayed breakfast nook are toward the back. The master suite has a vaulted bath with a separate tub and shower and a double vanity. Each family bedroom has a walk-in closet. The second floor can be developed into an additional bedroom with its own bath.

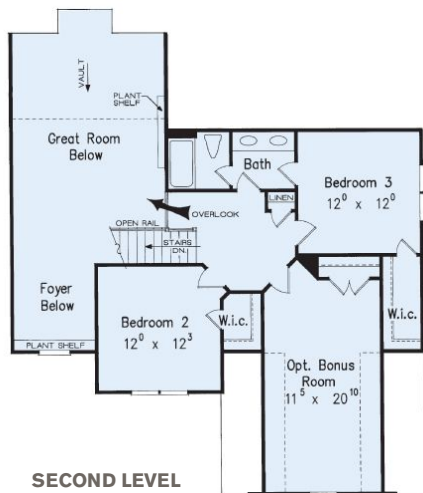


**MAIN LEVEL**



**OPTIONAL BONUS SPACE**





**PLAN#** HWL2100143

**Style:** New American

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 2,246

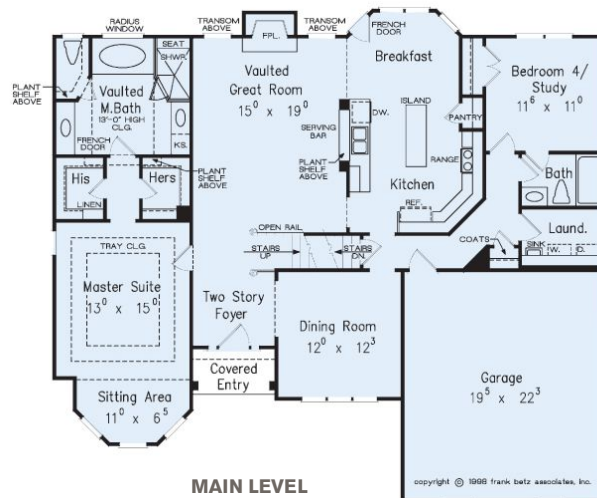
**Bonus Space:** 269 Sq. Ft.

**Dimensions:** 54'-0" w x 48'-0" d

**Foundation:** CrawlSpace, Slab,  
Unfinished Walkout  
Basement

| 5-SET | 8-SET   | REPRO CAD | PDF     |
|-------|---------|-----------|---------|
| \$995 | \$1,065 | N/A       | \$2,230 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan



**B**rick elegance, high-pitched roof-lines, and a whimsical turret grant this design true stature. The canted bay sitting area in the master suite provides sunny respite and quiet solitude. The vaulted great room makes an excellent gathering spot and spills over into a big, airy kitchen. Guests can make use of the optional study/bedroom.





**PLAN#** HWL2100144

**Style:** New American

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,693

**Bonus Space:** 160 Sq. Ft.

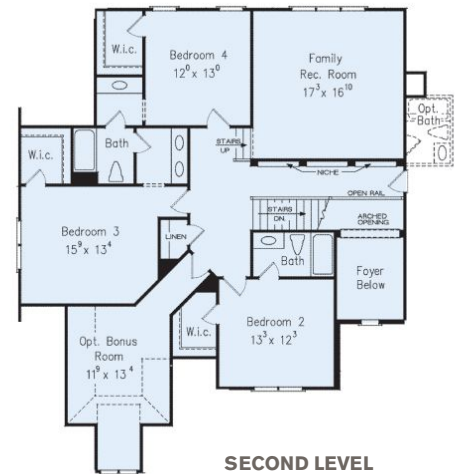
**Dimensions:** 67' - 4" w x 62' - 0" d

**Foundation:** Crawlspace,  
Unfinished Walkout  
Basement

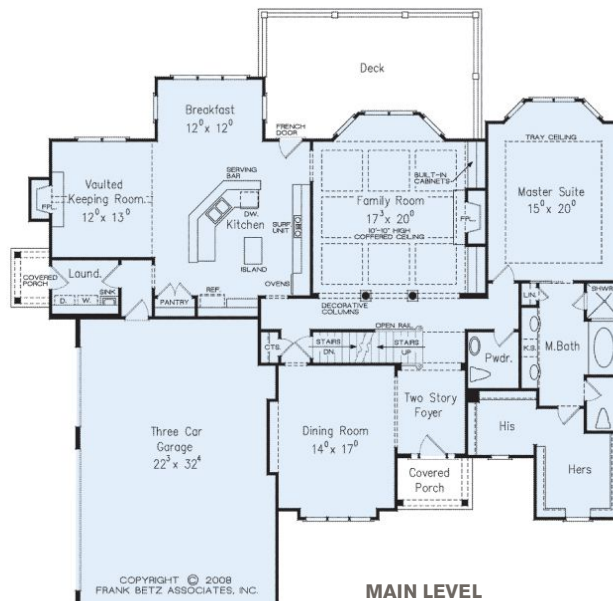
**5-SET 8-SET REPRO CAD PDF**  
\$1,075 \$1,150 N/A \$2,380 \$1,375

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This New American beauty incorporates a variety of flexible spaces for family relaxation, including a fireplace-warmed keeping room that opens to the island kitchen, a large family room with another fireplace and a bay window, and a rec room with an optional bath upstairs. A bonus room up here can become a playroom, study center, or workout space. Each of the three family bedrooms has its own walk-in closet, while downstairs, the master suite boasts two of its own.

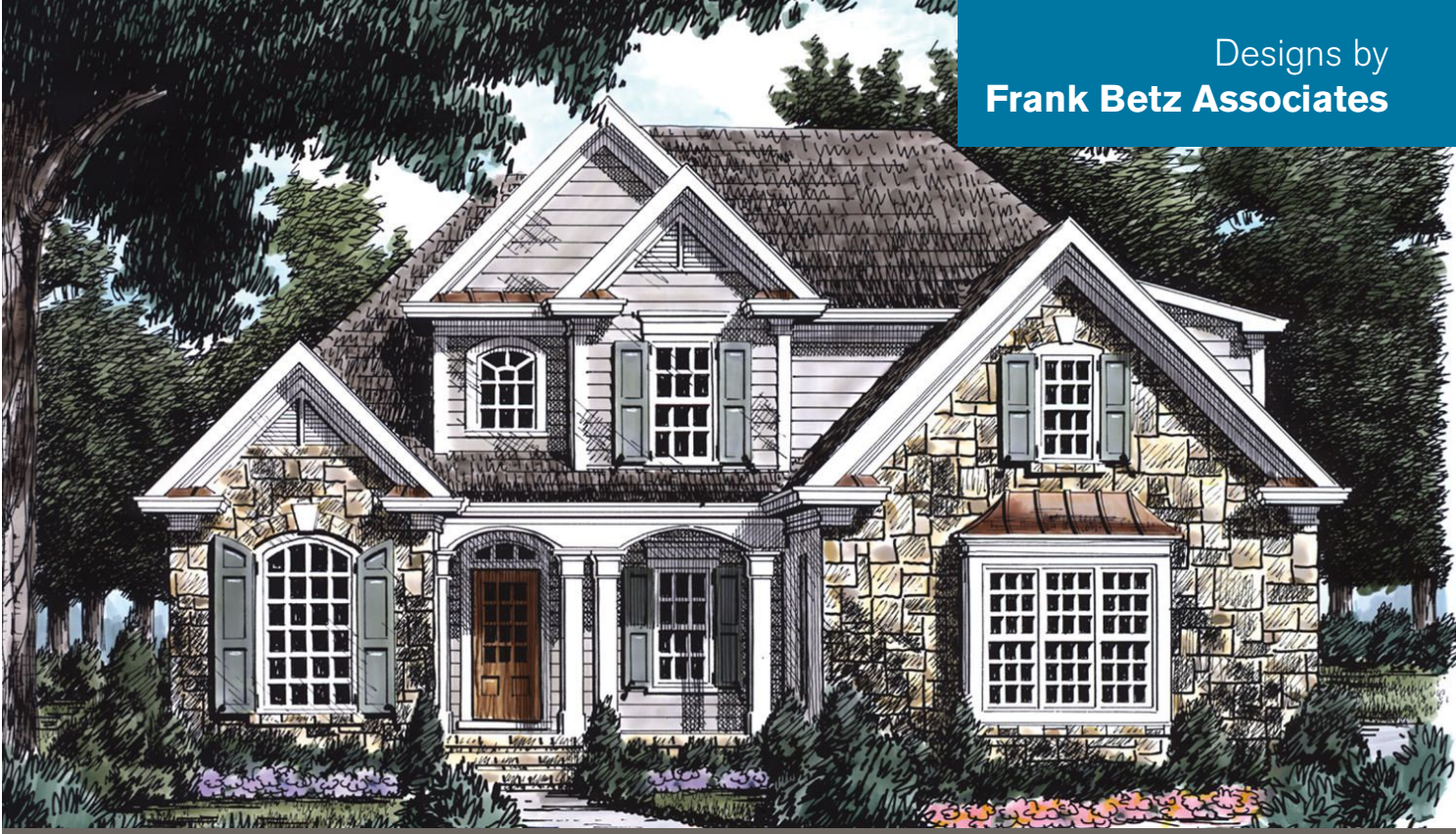


**SECOND LEVEL**



**MAIN LEVEL**





**PLAN#** HWL2100145

**Style:** French Country

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 1,879

**Bonus Space:** 321 Sq. Ft.

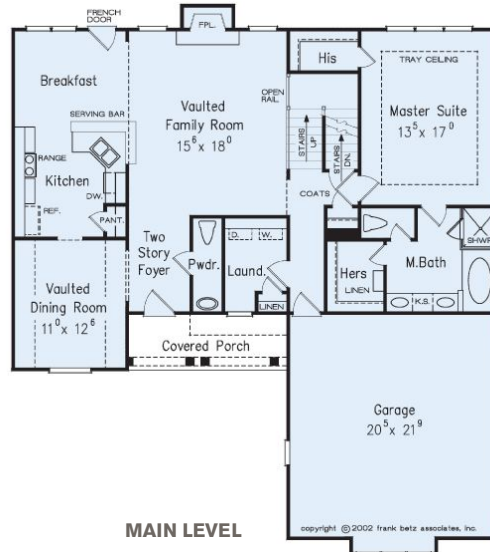
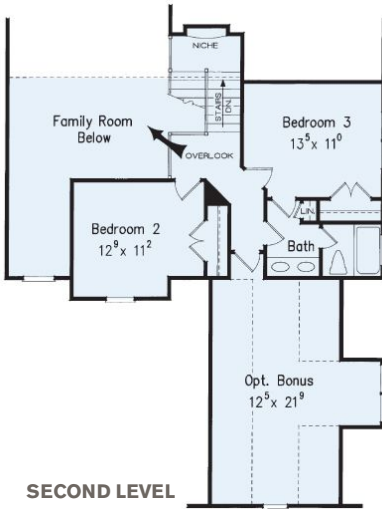
**Dimensions:** 48'-0" w x 53'-10" d

**Foundation:** Crawlpace, Slab,  
Unfinished Walkout  
Basement

|              |              |                  |                 |
|--------------|--------------|------------------|-----------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>      |
| \$890        | \$930        | N/A              | \$1,895 \$1,095 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This captivating three-bedroom home combines the rustic, earthy feel of cut stone with the crisp look of siding. The family room's fireplace can be viewed from the kitchen's snack bar. The vaulted dining room is an elegant space for formal occasions. The master suite includes a pampering bath and dual walk-in closets, one with linen storage. Upstairs, a short hall and family-room overlook separate the bedrooms. Bonus space can serve as anything your family desires.







**PLAN#** HWL2100146

**Style:** Cottage

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 2,806

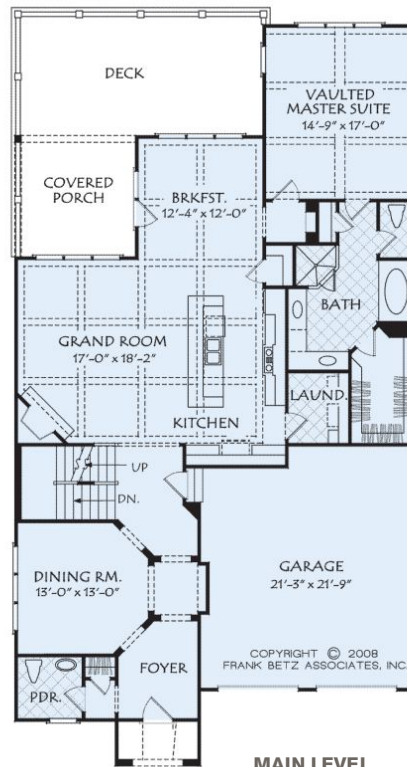
**Dimensions:** 40' - 0" w x 73' - 0" d

**Foundation:** Crawlspace,  
 Unfinished Walkout  
 Basement

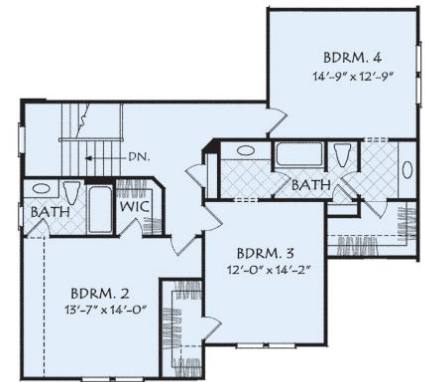
|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$995        | \$1,065      | N/A          | \$2,230    | \$1,285    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Is the kitchen your favorite part of the home? You'll love this layout, which opens up the family room to the wide island workspace/snack bar. A coffered ceiling treatment dresses up the space. Also on this floor, the master suite provides a walk-in closet, separate tub and shower, and access to the rear deck. Each of the three bedrooms upstairs boasts its own walk-in closet, and one has a private bath.

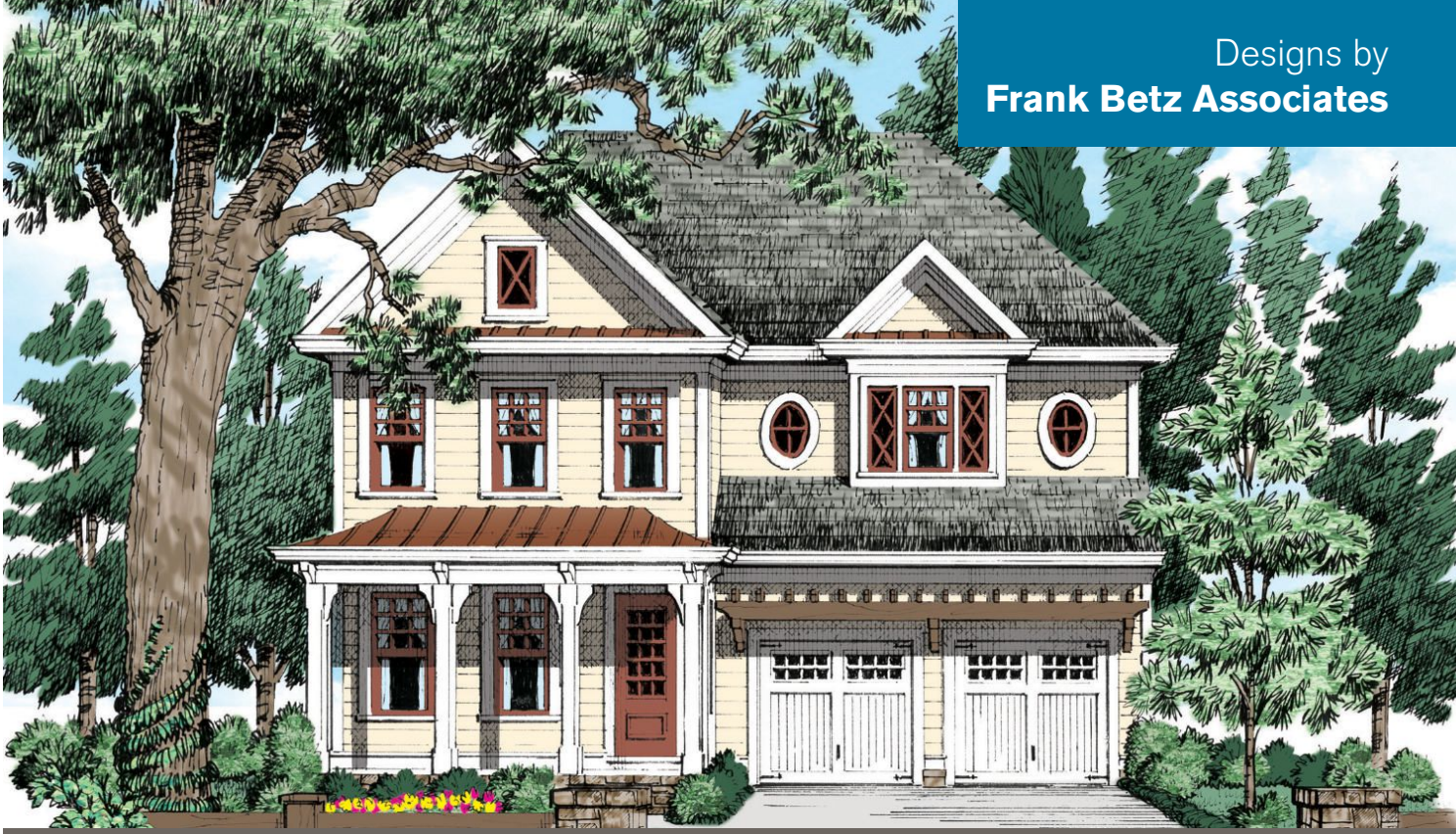


**MAIN LEVEL**



**SECOND LEVEL**





**PLAN#** HWL2100147

**Style:** Country

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 3,205

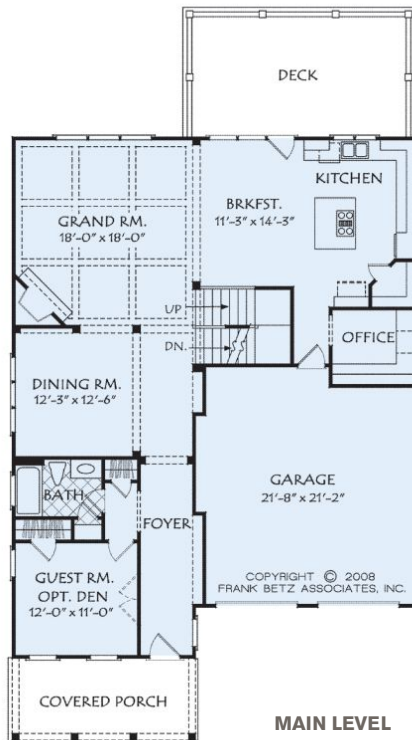
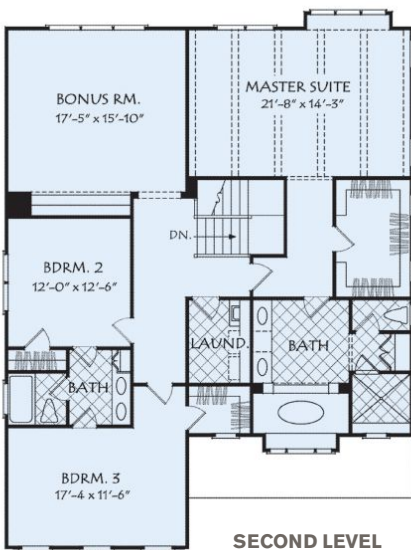
**Dimensions:** 40' - 0" w x 59' - 0" d

**Foundation:** Crawlspace,  
Unfinished Walkout  
Basement

| 5-SET | 8-SET   | REPRO | CAD     | PDF     |
|-------|---------|-------|---------|---------|
| \$925 | \$1,000 | N/A   | \$2,045 | \$1,185 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This eye-catching country home perfectly suits a growing family, offering a roomy layout that fits onto a narrow lot. A generous bonus room upstairs can become almost anything: a media center, children's playroom, or even an exercise space. Two family bedrooms use a full bath with dual sinks. Luxuriate in the master suite's decorative ceiling, huge walk-in closet, and sumptuous bath. The main level features open gathering spaces and a guest room/den, plus a small office near the island kitchen.







**PLAN#** HWL2100148

**Style:** Cottage

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 2,828

**Dimensions:** 62' - 0" w x 50' - 6" d

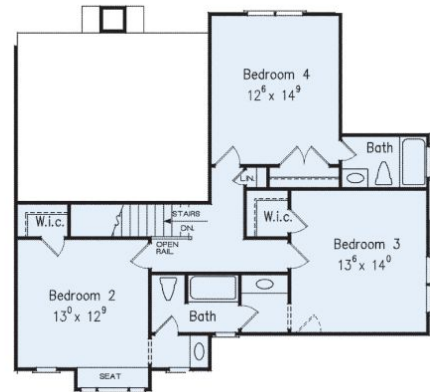
**Foundation:** Crawlspace,  
 Unfinished Walkout  
 Basement

**5-SET 8-SET REPRO CAD PDF**

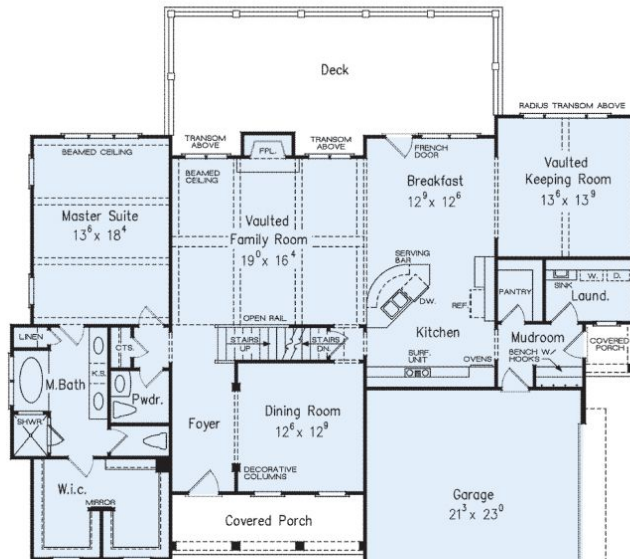
\$925 \$1,000 N/A \$2,045 \$1,185

Visit [eplans.com](http://eplans.com) to see more  
 detailed images of this plan

Exceptional flow and a convivial layout characterize this comfortable family home. Relax by the fireplace in the vaulted family room, or pass through the breakfast area to the keeping room on the right or the large deck outside. Just steps away, the kitchen's serving bar makes entertaining easy. On the opposite side, the master suite takes up a whole wing with its generous bedroom, large bath, and a divided walk-in closet for the most ardent clothing enthusiast.



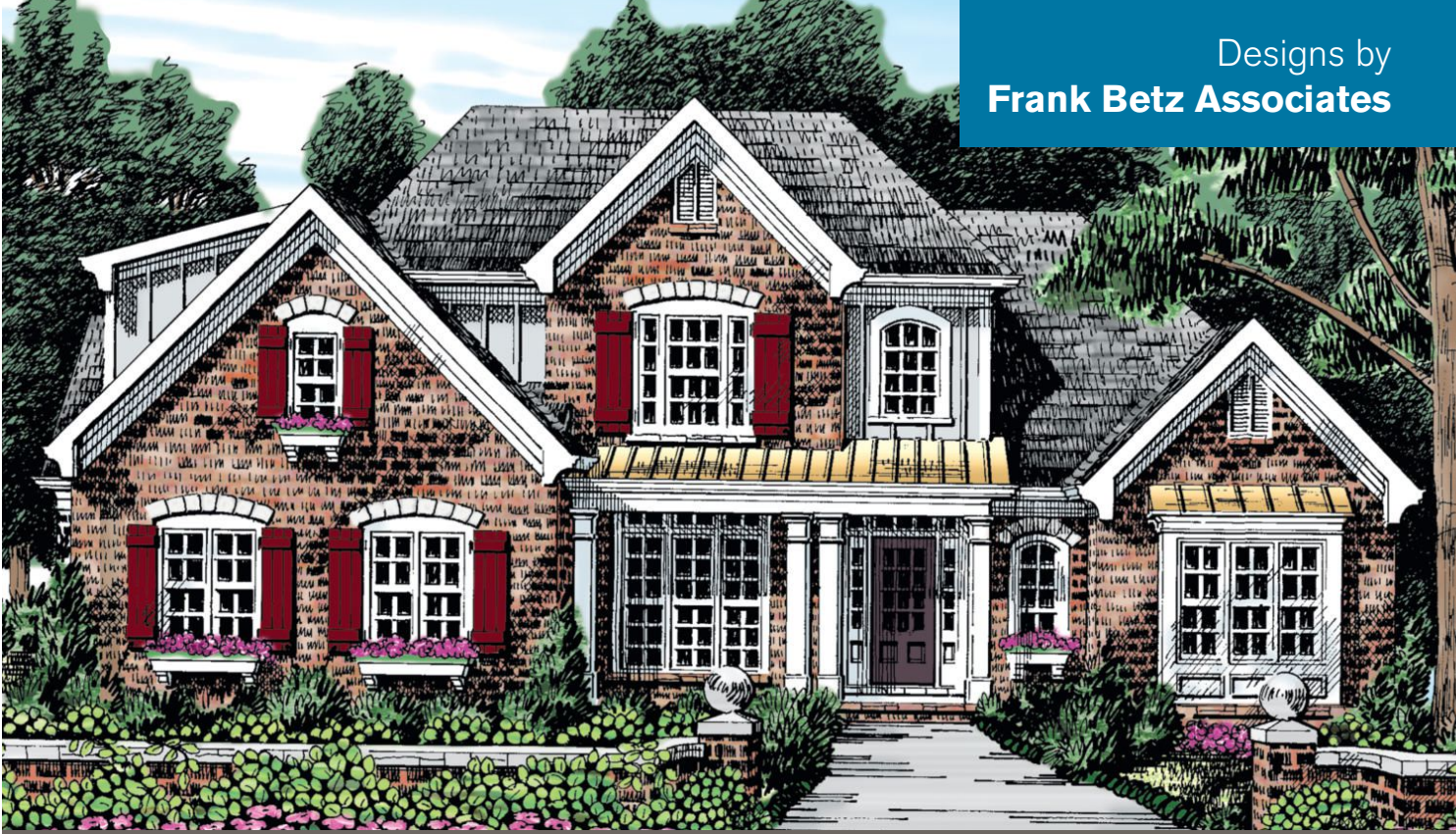
**SECOND LEVEL**



**MAIN LEVEL**

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**PLAN#** HWL2100149

**Style:** New American

**Bedrooms:** 4

**Bathrooms:** 3

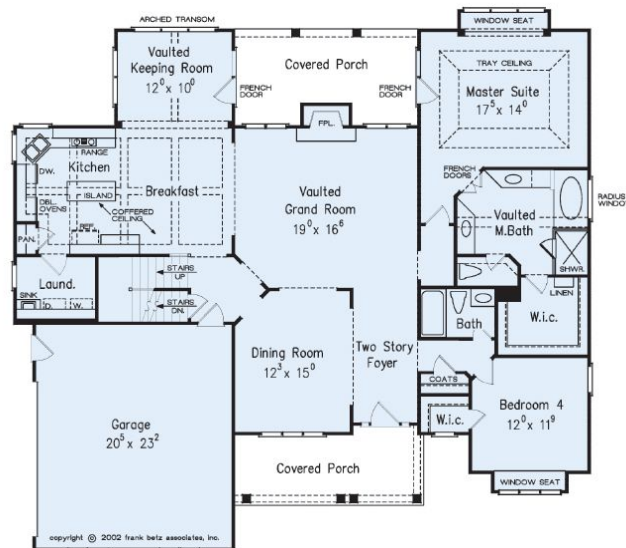
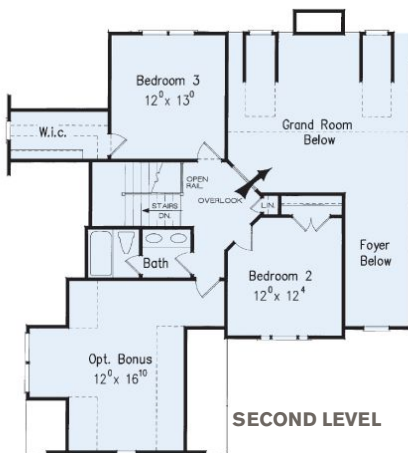
**Square Footage:** 2,587

**Bonus Space:** 278 Sq. Ft.

**Dimensions:** 60'-0" w x 56'-0" d

**Foundation:** Crawlpace, Slab,  
Unfinished Walkout  
Basement

**5-SET 8-SET REPRO CAD PDF**  
\$995 \$1,065 N/A \$2,230 \$1,285



Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Inside this beautiful home, the foyer leads to a stunning vaulted grand room. To the left, a coffered ceiling graces the kitchen and breakfast area, making any meal seem special. A formal dining room waits to host elegant soirees. Both first-floor bedrooms—an exquisite master suite and a guest room—have inviting box-bay window seats. The upper level includes two bedrooms and bonus space that is perfect as a home office or playroom.





**PLAN#** HWL2100150

**Style:** French Country

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,931

**Bonus Space:** 399 Sq. Ft.

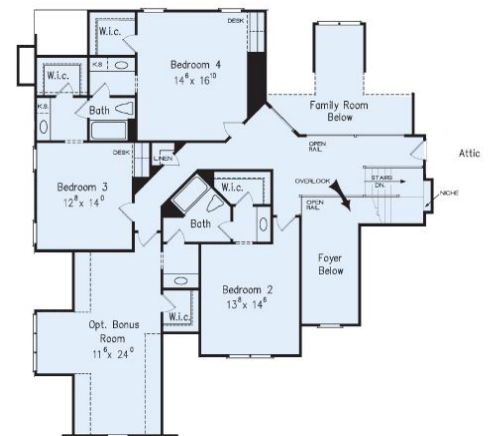
**Dimensions:** 71' - 0" w x 72' - 4" d

**Foundation:** Crawlspace, Slab,  
 Unfinished Walkout  
 Basement

**5-SET 8-SET REPRO CAD PDF**  
 \$1,180 \$1,285 N/A \$2,625 \$1,535

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

European touches highlight the facade of this family home. Step into the living room/office on the right or the dining room on the left. Beyond this is the vaulted family room with a fireplace and built-in shelves. The kitchen, breakfast nook, and keeping room share access to a rear screened porch. The master suite opens to an exquisite bath with His and Hers walk-in closets, trayed ceilings, and separate vanities. Three additional bedrooms, two baths, and a large bonus room are located upstairs.



**SECOND LEVEL**



**MAIN LEVEL**





PHOTO BY MATTHEW SCOTT PHOTOGRAPHY  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN#** HWL2100151

**Style:** Country

**Bedrooms:** 4

**Bathrooms:** 3½

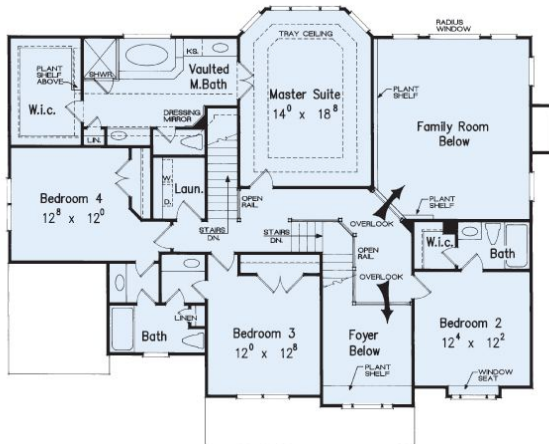
**Square Footage:** 2,840

**Bonus Space:** 243 Sq. Ft.

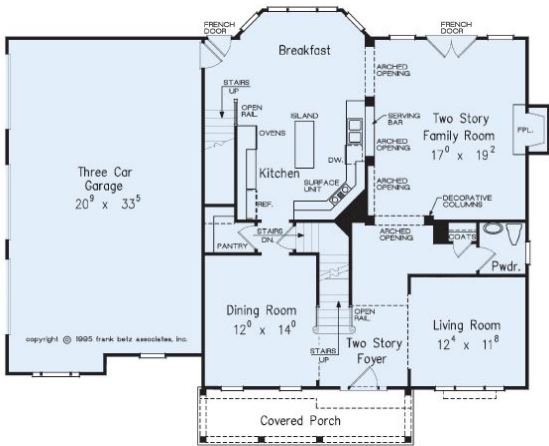
**Dimensions:** 58'-4" w x 46'-6" d

**Foundation:** Crawlspace, Slab,  
Unfinished Walkout  
Basement

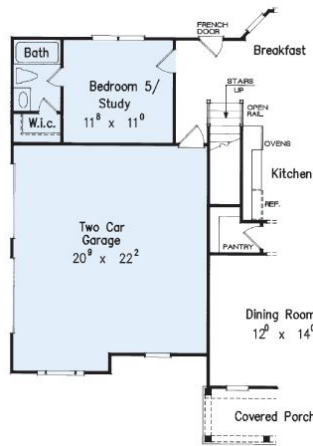
|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$995        | \$1,065      | N/A          | \$2,230    | \$1,285    |



**SECOND LEVEL**



**MAIN LEVEL**

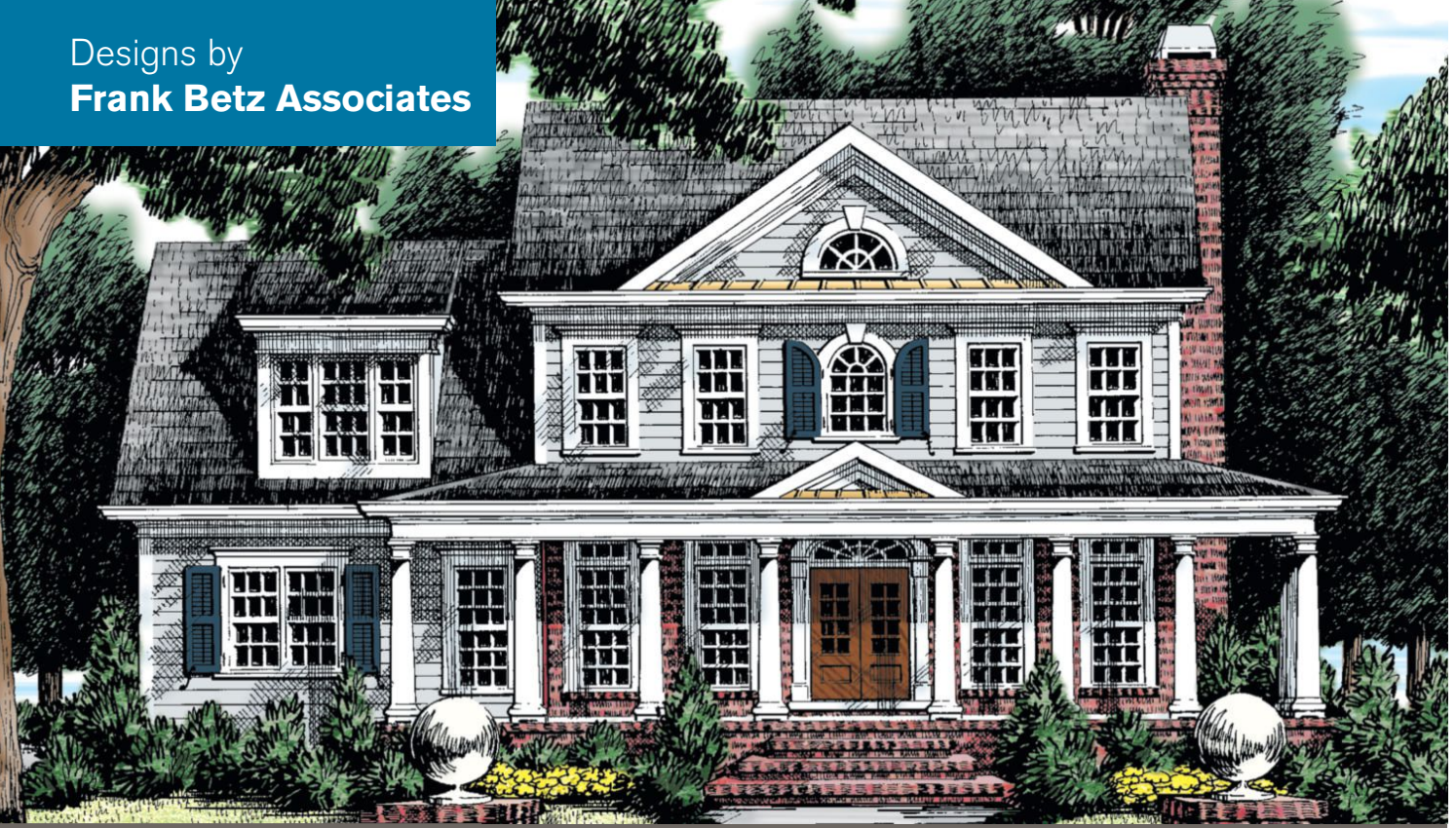


**ALTERNATE LAYOUT**

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

**F**rom the covered front porch to the efficient floor plan, this house makes being at home pleasant. The large kitchen boasts a work island, a walk-in pantry, and a nearby breakfast area. The two-story family room is defined by decorative columns and a fireplace. Upstairs, two family bedrooms share access to a full bath; a third bedroom includes a private bath and a walk-in closet. The master suite is designed to pamper. An optional fifth bedroom adds an additional 243 square feet to the first floor.





**PLAN#** HWL2100152

**Style:** Greek Revival

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 2,426

**Bonus Space:** 290 Sq. Ft.

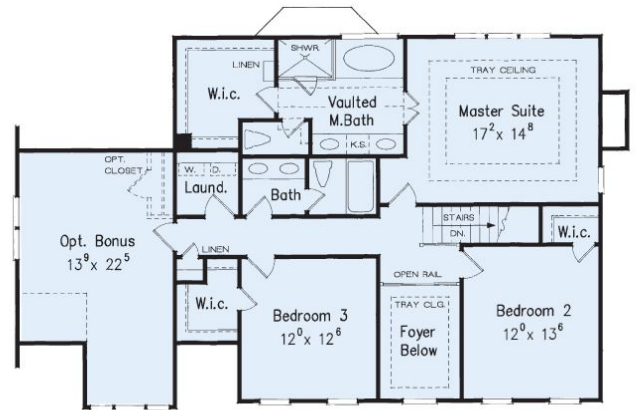
**Dimensions:** 58' - 0" w x 42' - 6" d

**Foundation:** Crawlspace,  
 Unfinished Walkout  
 Basement

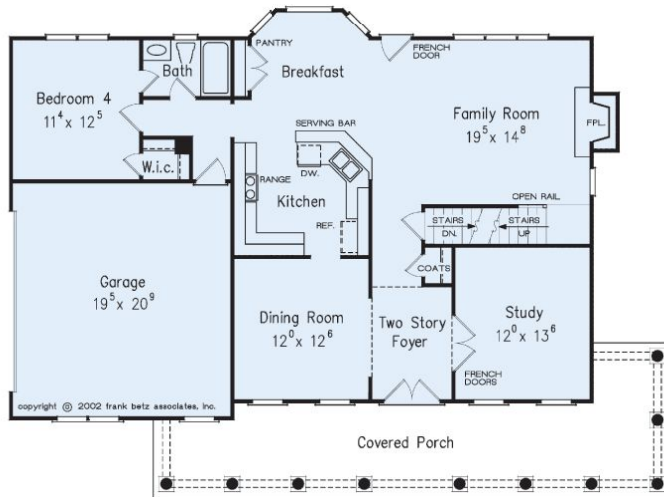
**5-SET 8-SET REPRO CAD PDF**  
 \$925 \$1,000 N/A \$2,045 \$1,185

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This lovely home is a southern classic. The entry makes a grand impression; double doors open to the foyer where French doors reveal a study. A bayed breakfast nook leads into the hearth-warmed family room. The master suite is upstairs and enjoys a vaulted spa bath. Two additional bedrooms reside on this level and share a full bath. An optional bonus room can become a gym, craft room, or play space.

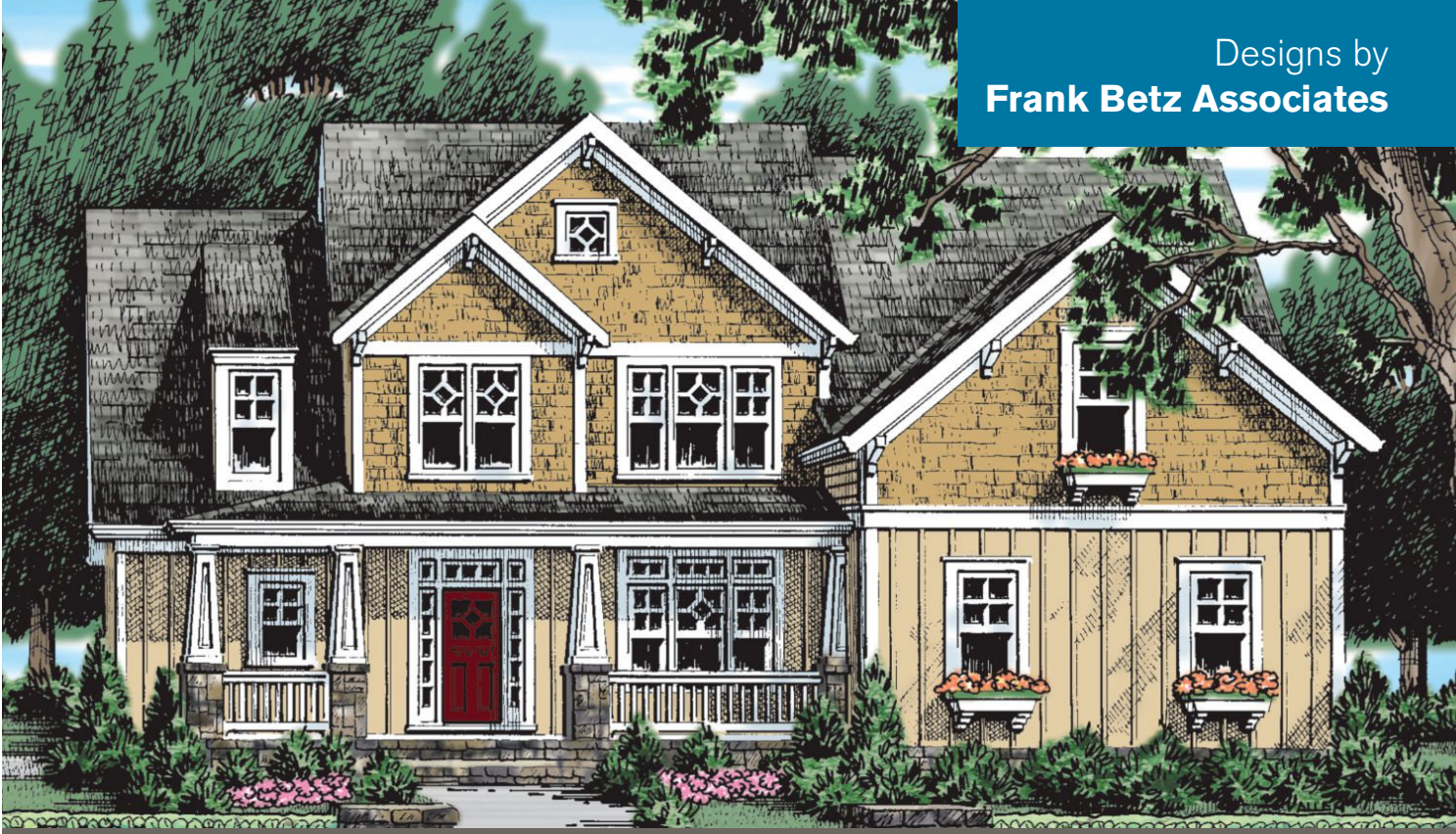


**SECOND LEVEL**



**MAIN LEVEL**





**PLAN#** HWL2100153

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 2,338

**Bonus Space:** 305 Sq. Ft.

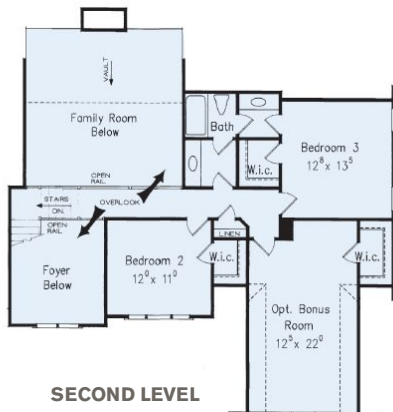
**Dimensions:** 56'-0" w x 48'-0" d

**Foundation:** Crawlspace,  
Unfinished Walkout  
Basement

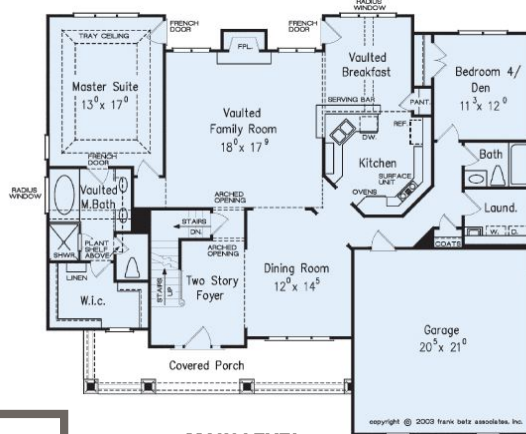
**5-SET** \$890  
**8-SET** \$930  
**REPRO** N/A  
**CAD** \$1,895  
**PDF** \$1,095

Visit [eplans.com](http://eplans.com) to see more  
detailed images of this plan

Craftsman-style pillars lend a country look to this graceful home. An elegant entry opens to the vaulted family room, where a fireplace warms and bright windows illuminate. The kitchen is designed for the true chef, with an efficient layout and a serving bar to the vaulted breakfast nook. A bedroom nearby could serve as a home office. The master suite features a vaulted bath and enormous walk-in closet. Two bedrooms upstairs share a full bath and an optional bonus room.



**SECOND LEVEL**



**MAIN LEVEL**



**REAR EXTERIOR**





**PLAN#** HWL2100154

**Style:** Cape Cod

**Bedrooms:** 4

**Bathrooms:** 4½

**Square Footage:** 3,138

**Bonus Space:** 398 Sq. Ft.

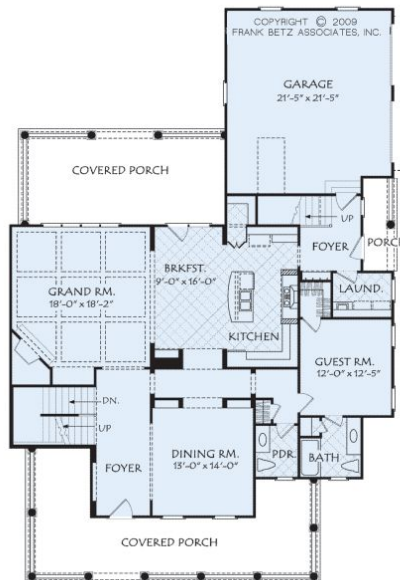
**Dimensions:** 50' - 0" w x 74' - 0" d

**Foundation:** Crawlspace,  
 Unfinished Walkout  
 Basement

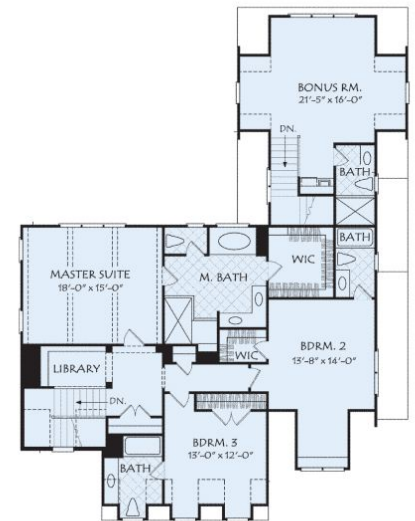
**5-SET 8-SET REPRO CAD PDF**  
 \$925 \$1,000 N/A \$2,045 \$1,185

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

A cheerful row of gabled dormers combines with a wide front porch to create an instantly welcoming exterior. Inside, the grand room features a ceiling treatment and corner fireplace, and opens up to the breakfast area and island kitchen. Upstairs, a library provides space for family volumes. The master suite offers a luxurious bathroom with dual vanities and a separate bath and shower. Two huge bedrooms join an optional bonus suite to complete the floor.

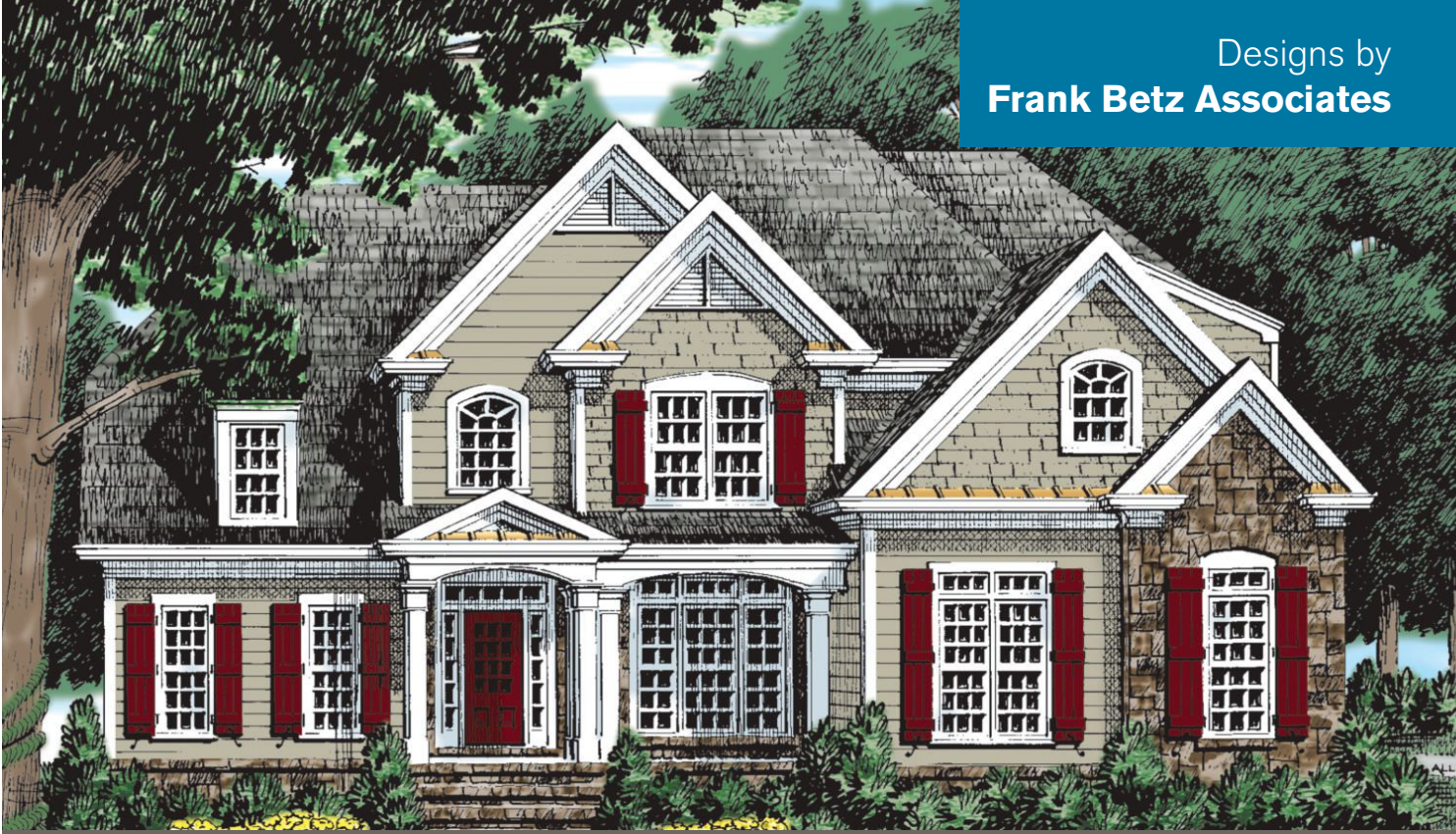


**MAIN LEVEL**



**SECOND LEVEL**





**PLAN#** HWL2100155

**Style:** New American

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 2,696

**Bonus Space:** 341 Sq. Ft.

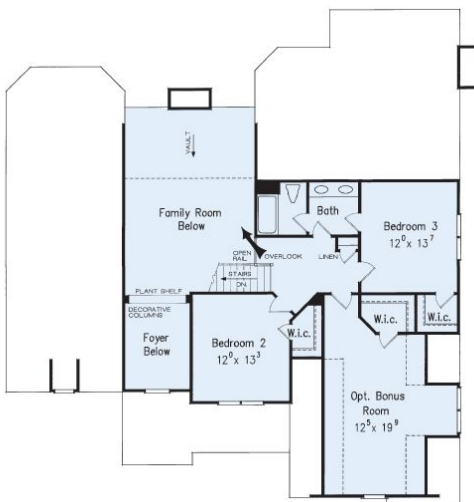
**Dimensions:** 58'-4" w x 61'-0" d

**Foundation:** Crawlpace, Slab,  
Unfinished Walkout  
Basement

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$995        | \$1,065      | N/A          | \$2,230    | \$1,285    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

This handsome southern Colonial home will have special appeal to active and growing families. Pivotal to the plan is the country-style kitchen, which easily accesses all first-floor common areas. Both the family and keeping rooms boast fireplaces. The kitchen's time-saving island, serving bar, and ample pantry delight. The master suite features His and Hers vanities and walk-in closets, as well as a bright and sunny sitting area. Two more bedrooms upstairs enjoy walk-in closets and share a bath.



**SECOND LEVEL**



**MAIN LEVEL**





**PLAN#** HWL2100156

**Style:** New American

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 2,764

**Bonus Space:** 388 Sq. Ft.

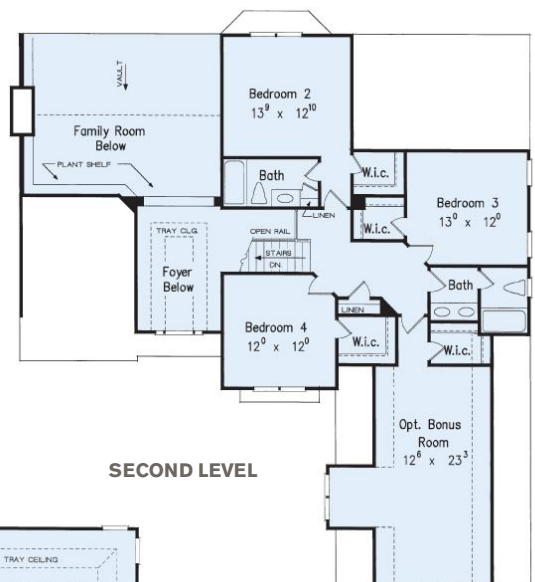
**Dimensions:** 56' - 0" w x 61' - 6" d

**Foundation:** Crawlspace,  
 Unfinished Walkout  
 Basement

**5-SET 8-SET REPRO CAD PDF**  
 \$925 \$1,000 N/A \$2,045 \$1,185

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Luxury awaits inside this well-thought-out floor plan. Homeowners enjoy the elegance of the two-story foyer, which leads to the formal dining room with a fantastic view of the arched openings that adorn the vaulted family room. A master suite with a tray ceiling, luxurious bath, and walk-in closet is on the first floor for convenience and privacy. Three additional bedrooms, two baths, and a bonus room are upstairs.



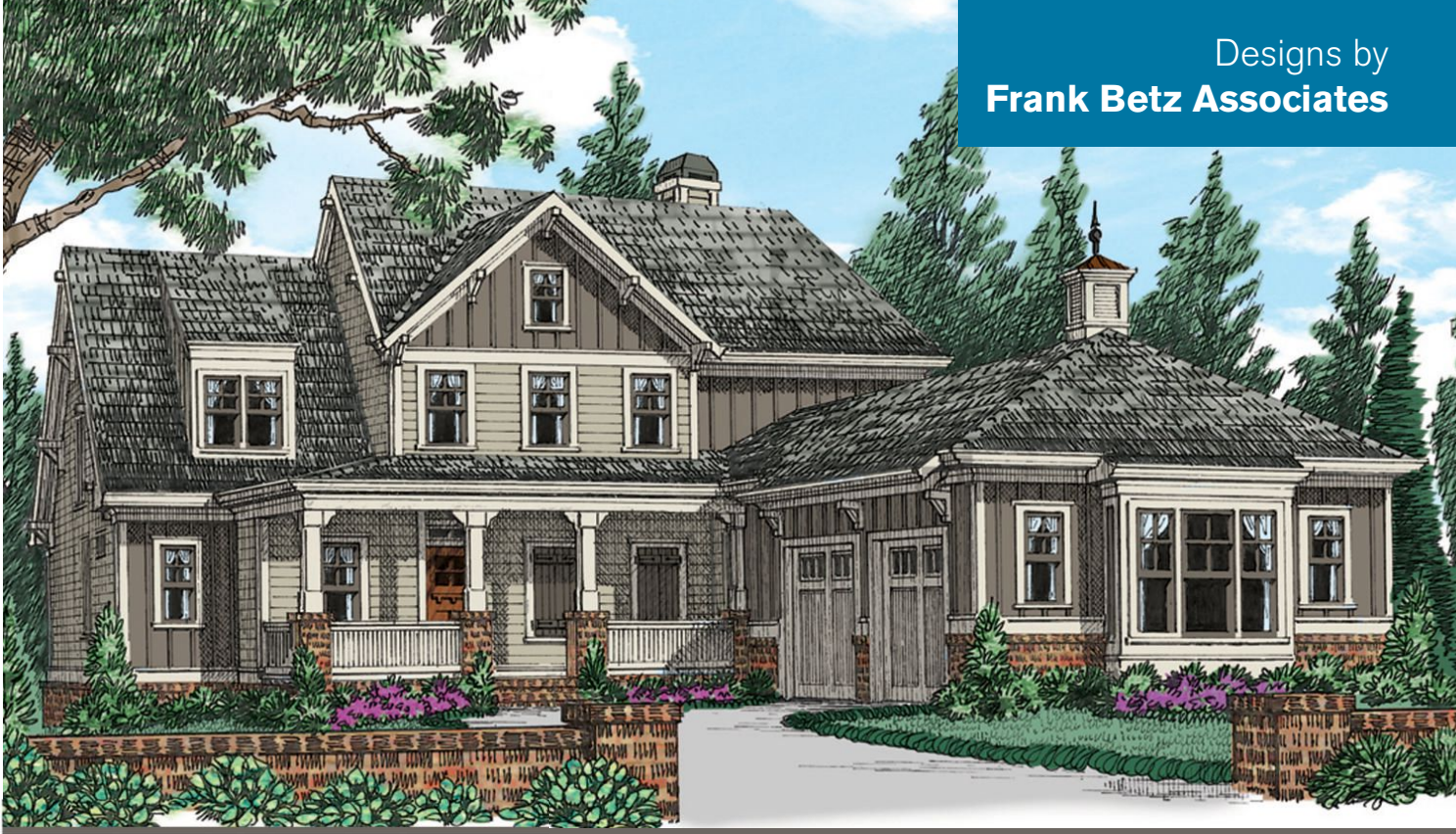
**SECOND LEVEL**



**MAIN LEVEL**

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**PLAN#** HWL2100157

**Style:** Country

**Bedrooms:** 4

**Bathrooms:** 2½

**Square Footage:** 2,474

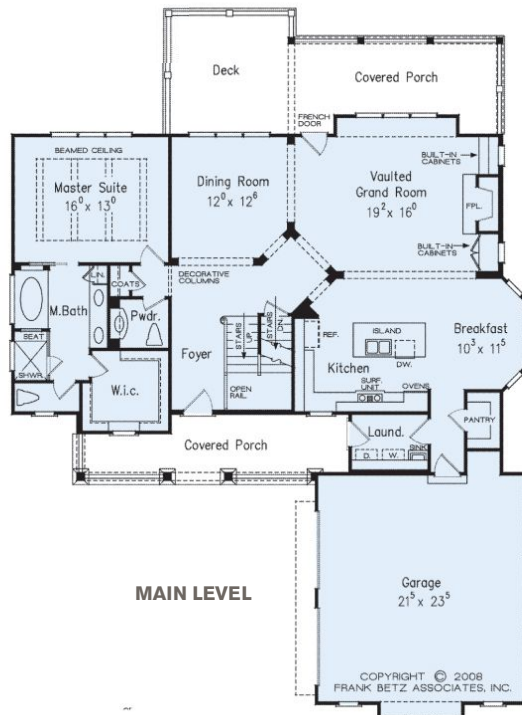
**Dimensions:** 53' - 6" w x 70' - 6" d

**Foundation:** Crawlspace, Slab,  
Unfinished Walkout  
Basement

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$890        | \$930        | N/A          | \$1,895    | \$1,095    |



**SECOND LEVEL**

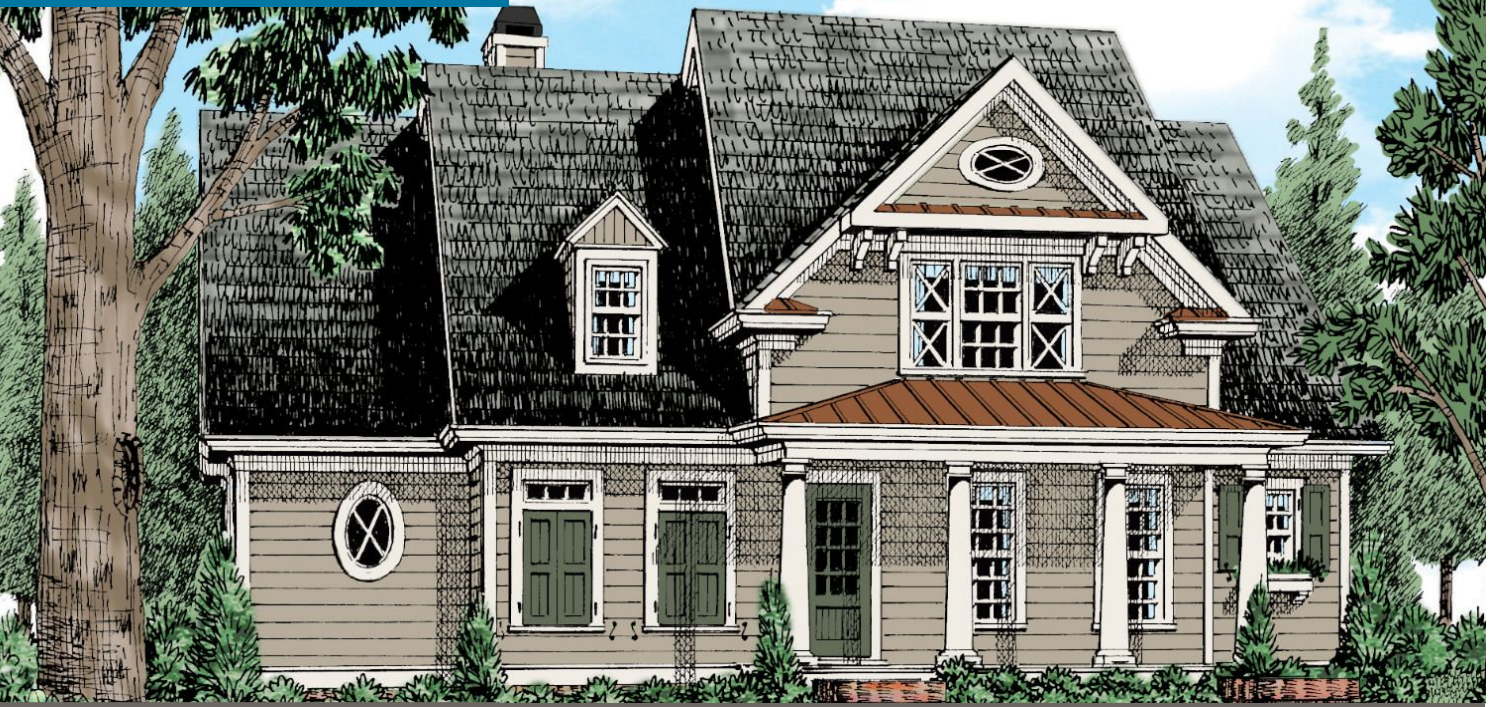


**MAIN LEVEL**

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Decorative columns define spaces in this home's very open configuration. The dining room, vaulted grand room, and bayed breakfast nook make up the core of the home's gathering spaces, along with the island kitchen. Enjoy views of the covered porch while sitting next to the fireplace in the grand room. The first-floor master suite takes up the left wing of the home, and features a large walk-in closet and separate tub and shower. Three bedrooms upstairs access the tech loft.





**PLAN#** HWL2100158

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 3½

**Square Footage:** 3,004

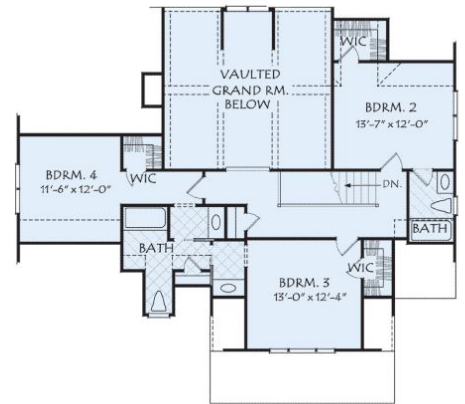
**Dimensions:** 50' - 0" w x 80' - 0" d

**Foundation:** Crawlspace,  
 Unfinished Walkout  
 Basement

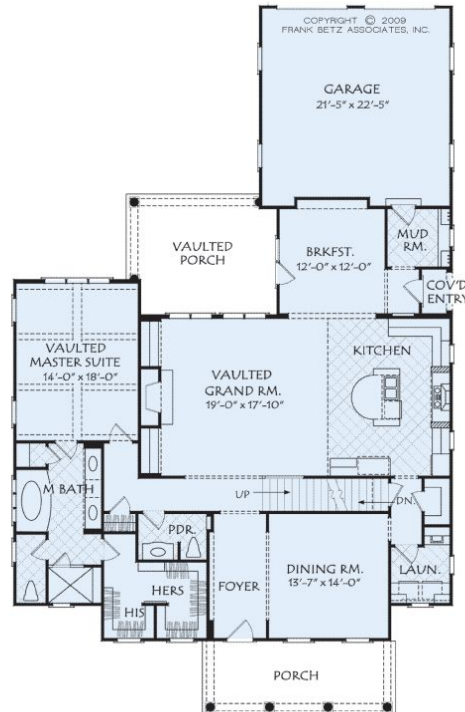
**5-SET 8-SET REPRO CAD PDF**  
 \$925 \$1,000 N/A \$2,045 \$1,185

Visit [eplans.com](http://eplans.com) to see more  
 detailed images of this plan

Classic siding, varied roof shapes, and a pedimented front porch create a handsome home with substantial curb appeal. A large formal dining room, fireplace-warmed great room, and spacious kitchen with snack bar provide many options for entertaining. Comprising the home's left wing, the master suite includes an enormous spa bath, His and Hers walk-in closets, and the spacious bedroom with a decorative ceiling treatment. Upstairs, three more bedrooms, each with walk-in closets, share two full baths.



**SECOND LEVEL**



**MAIN LEVEL**



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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN#** HWL2100159

**Style:** Country

**Bedrooms:** 4

**Bathrooms:** 3

**Square Footage:** 2,126

**Bonus Space:** 251 Sq. Ft.

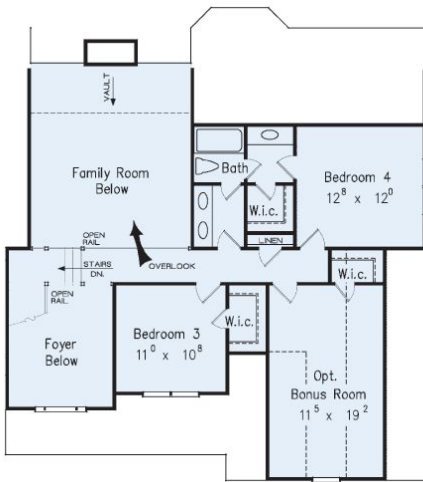
**Dimensions:** 53' - 0" w x 47' - 0" d

**Foundation:** CrawlSpace, Slab,  
Unfinished Walkout  
Basement

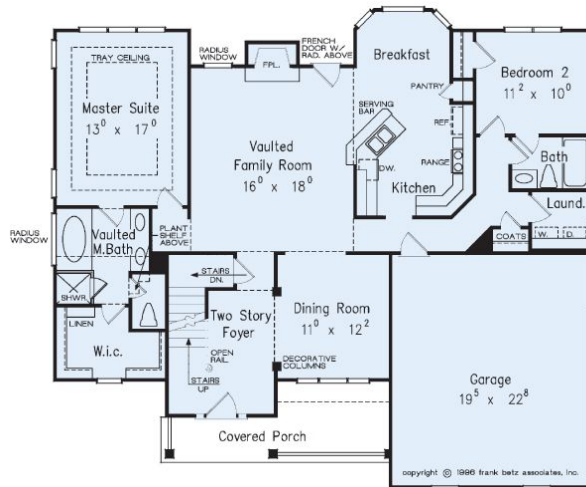
|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$925        | \$1,000      | N/A          | \$2,045    | \$1,185    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

A dash of Victorian elegance brings new light to a traditional country home. Inside, decorative columns help define the elegant dining room, but the heart of the home is the vaulted family room with a French door to the rear property. The first-floor master suite features a private bath with a vaulted ceiling and a whirlpool tub set off with a radius window. Overlooking the family room, the second floor boasts two bedrooms, each with walk-in closets, and a bathroom with three sinks.



**SECOND LEVEL**



**MAIN LEVEL**





**PLAN#** HWL2100160

**Style:** New American

**Bedrooms:** 4

**Bathrooms:** 2½

**Square Footage:** 2,863

**Bonus Space:** 213 Sq. Ft.

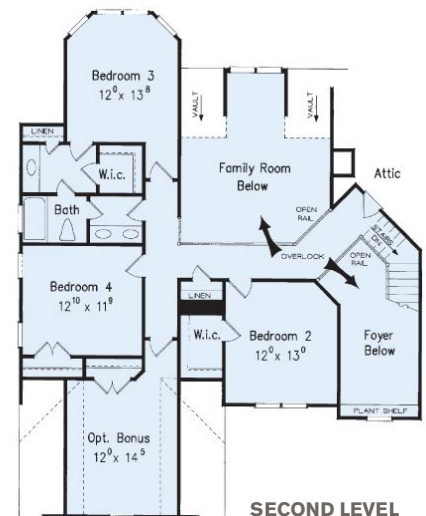
**Dimensions:** 55' - 0" w x 54' - 0" d

**Foundation:** Crawlspace,  
Unfinished Walkout  
Basement

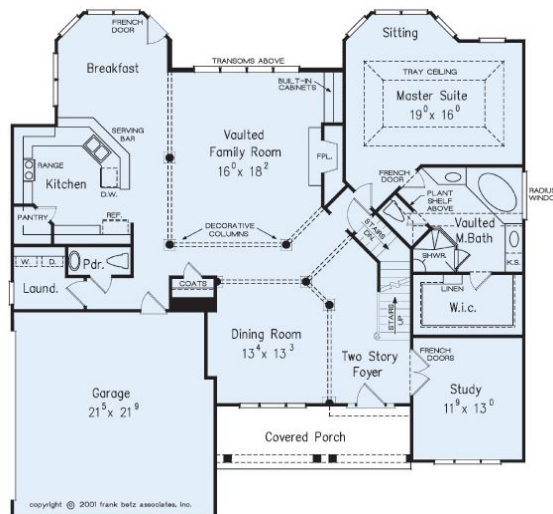
|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$995        | \$1,065      | N/A          | \$2,230    | \$1,285    |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan

Mixed materials and a front covered porch highlight the exterior of this lovely home. The two-story foyer is flanked on either side by the study and dining room. The vaulted family room features a fireplace and built-ins. The master suite is located on the first floor for privacy and includes a vaulted bath and a roomy walk-in closet. Three additional bedrooms and an optional bonus room are located on the second floor.



**SECOND LEVEL**



**MAIN LEVEL**



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**PLAN#** HWL2100161

**Style:** Craftsman

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,325

**Bonus Space:** 725 Sq. Ft.

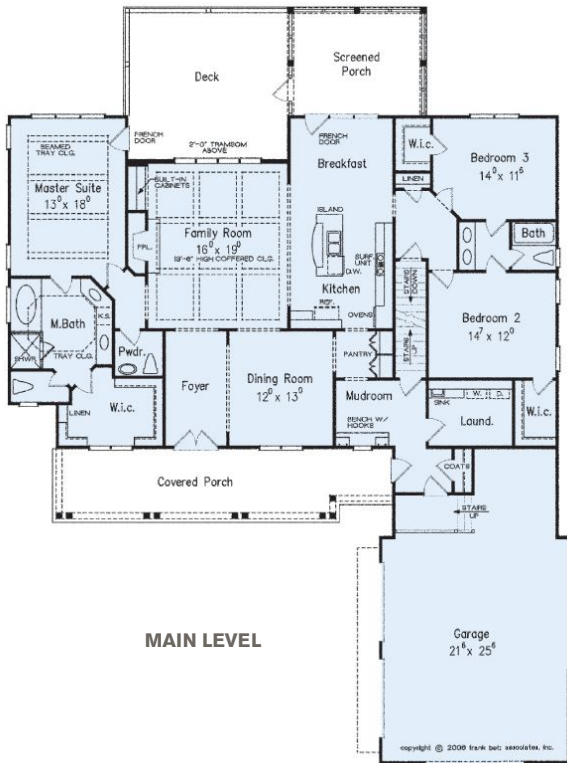
**Dimensions:** 64' - 6" w x 88' - 4" d

**Foundation:** CrawlSpace, Slab,  
 Unfinished Walkout  
 Basement

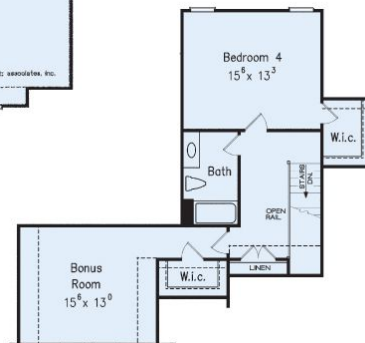
| 5-SET | 8-SET   | REPRO | CAD     | PDF     |
|-------|---------|-------|---------|---------|
| \$925 | \$1,000 | N/A   | \$2,045 | \$1,185 |

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**H**andsome Craftsman details add appeal to this cottage home. Interior highlights include upgraded ceiling treatments, easy access to outdoor living space, and ample common areas. The well-appointed master suite includes dual vanities and a walk-in closet. Two generous secondary bedrooms share a full bath in the right wing. An optional guest suite resides on the second floor, along with bonus room to expand.



**MAIN LEVEL**



**OPTIONAL BONUS SPACE**





**PLAN#** HWL2100162

**Style:** Cape Cod

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,598

**Bonus Space:** 568 Sq. Ft.

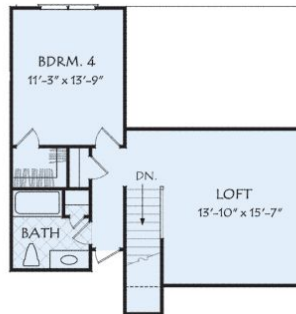
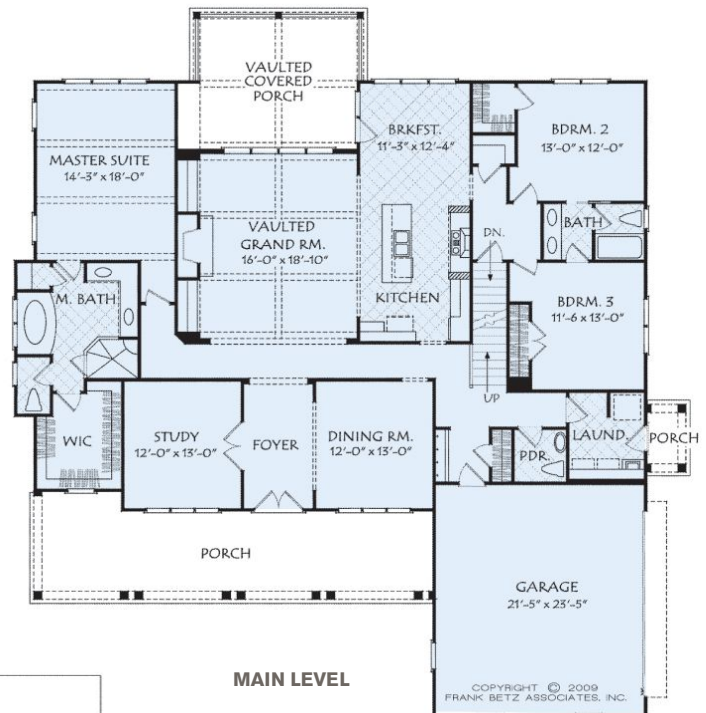
**Dimensions:** 69' - 0" w x 72' - 0" d

**Foundation:** Crawlspace,  
 Unfinished Walkout  
 Basement

|              |              |              |            |            |
|--------------|--------------|--------------|------------|------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO</b> | <b>CAD</b> | <b>PDF</b> |
| \$925        | \$1,000      | N/A          | \$2,045    | \$1,185    |

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A spacious porch welcomes guests inside this luxurious home, where a formal dining room waits on the right and a peaceful study sits to the left, away from busier areas. Further in, the hearth-warmed, vaulted great room opens to the island kitchen. The master suite beckons with a beautiful ceiling treatment and amenity-filled bathroom. Across the home, two family bedrooms share a full bath. Bonus spaces upstairs include an additional bedroom and bathroom, perfect for a teenager or in-law, and a versatile loft.



**OPTIONAL BONUS SPACE**

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**PLAN# HWL2100163**

**Style: Country**

**Bedrooms: 4**

**Bathrooms: 3½**

**Square Footage: 2,834**

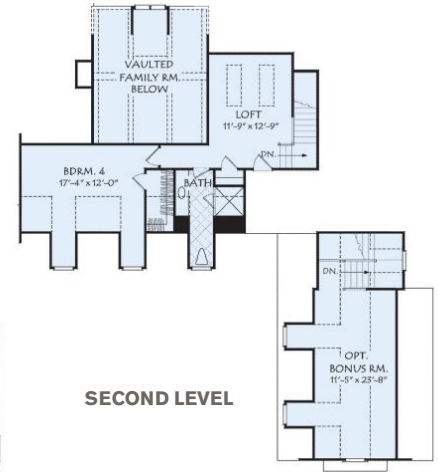
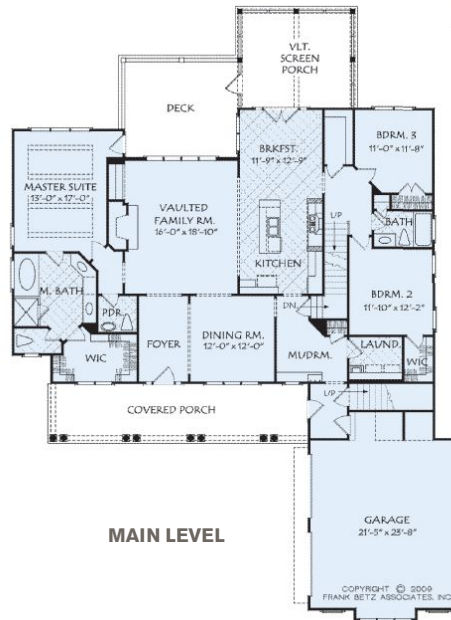
**Bonus Space: 423 Sq. Ft.**

**Dimensions: 64' - 0" w x 72' - 6" d**

**Foundation: Crawlspace,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$925 \$1,000 N/A \$2,045 \$1,185

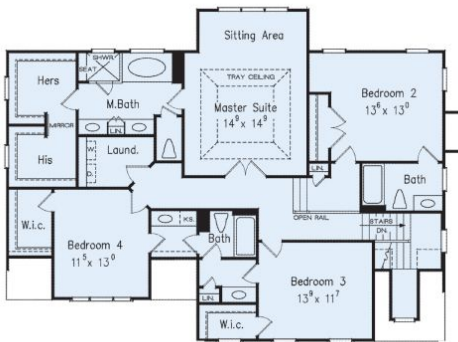
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**SECOND LEVEL**

**MAIN LEVEL**

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**SECOND LEVEL**



**PLAN# HWL2100164**

**Style: Cottage**

**Bedrooms: 4**

**Bathrooms: 3½**

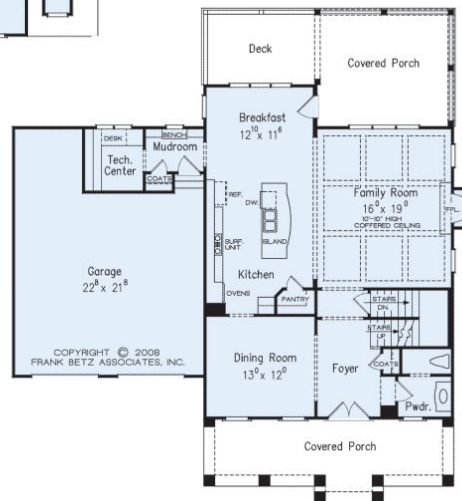
**Square Footage: 2,845**

**Dimensions: 55' - 4" w x 59' - 0" d**

**Foundation: Crawlspace,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$925 \$1,000 N/A \$2,045 \$1,185

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**MAIN LEVEL**

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**PLAN#** **HWL2100165**

**Style: French Country**

**Bedrooms: 5**

**Bathrooms: 4**

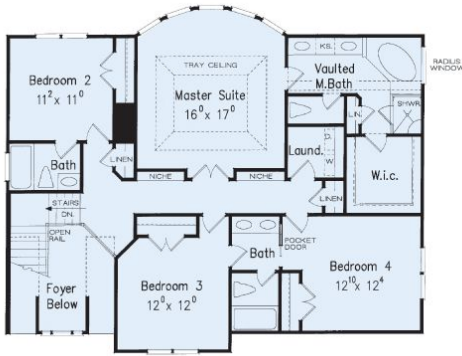
**Square Footage: 2,794**

**Dimensions: 45' - 0" w x 56' - 0" d**

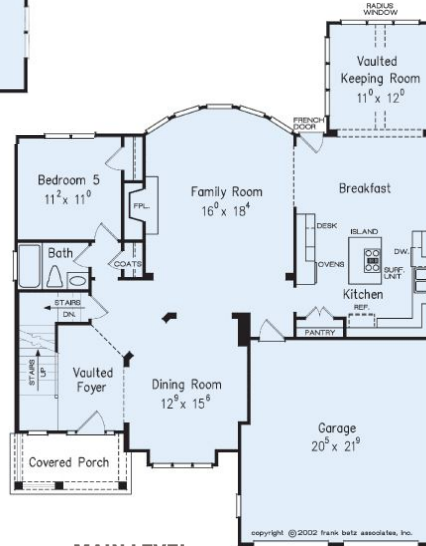
**Foundation: Crawlpace,  
Unfinished Walkout  
Basement**

|              |              |                  |                 |
|--------------|--------------|------------------|-----------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>      |
| \$925        | \$1,000      | N/A              | \$2,045 \$1,185 |

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detailed images of this plan**



**SECOND LEVEL**



**MAIN LEVEL**



**PLAN#** **HWL2100166**

**Style: French Country**

**Bedrooms: 4**

**Bathrooms: 4**

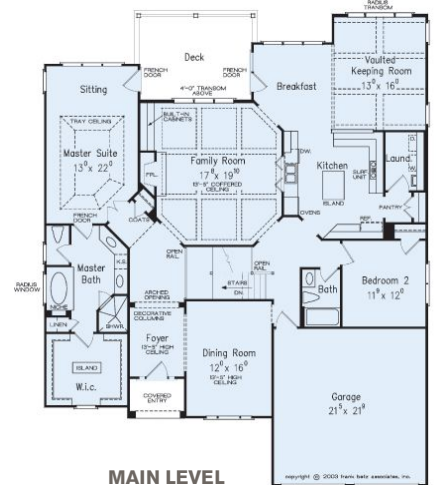
**Square Footage: 3,649**

**Dimensions: 54' - 0" w x 66' - 0" d**

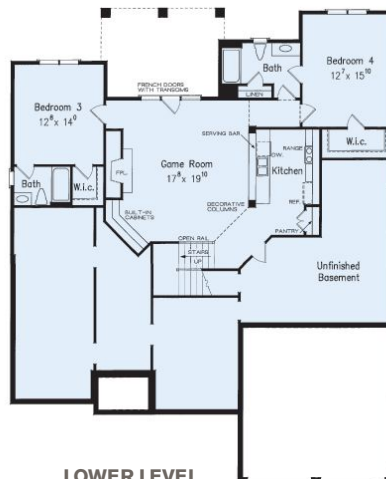
**Foundation: Finished Walkout  
Basement**

|              |              |                  |                 |
|--------------|--------------|------------------|-----------------|
| <b>5-SET</b> | <b>8-SET</b> | <b>REPRO CAD</b> | <b>PDF</b>      |
| \$995        | \$1,065      | N/A              | \$2,230 \$1,285 |

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**MAIN LEVEL**



**LOWER LEVEL**





**PLAN# HWL2100167**

**Style: Cottage**

**Bedrooms: 4**

**Bathrooms: 3**

**Square Footage: 2,240**

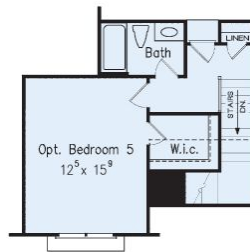
**Bonus Space: 369 Sq. Ft.**

**Dimensions: 57' - 0" w x 68' - 0" d**

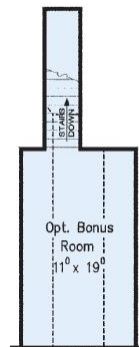
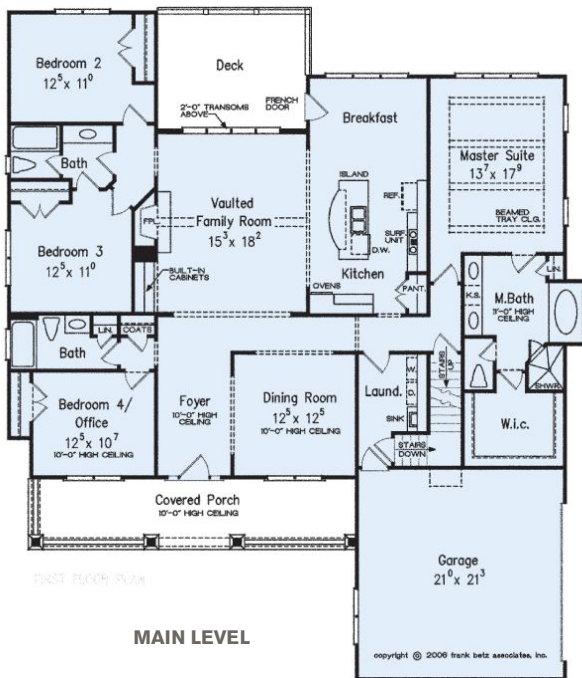
**Foundation: Crawlspace,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$925 \$1,000 N/A \$2,045 \$1,185

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**OPTIONAL BONUS SPACE**



**OPTIONAL BONUS SPACE**



**PLAN# HWL2100168**

**Style: Cottage**

**Bedrooms: 4**

**Bathrooms: 3**

**Square Footage: 2,336**

**Bonus Space: 227 Sq. Ft.**

**Dimensions: 59' - 0" w x 68' - 0" d**

**Foundation: Crawlspace,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$925 \$1,000 N/A \$2,045 \$1,185

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**PLAN#** HWL2100169

**Style:** Craftsman

**Bedrooms:** 4

**Bathrooms:** 3½

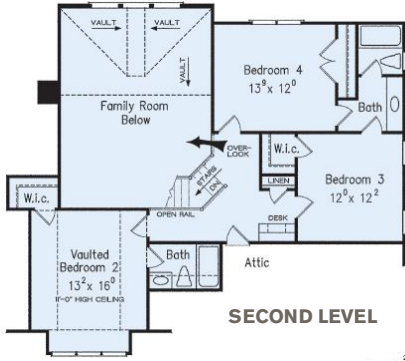
**Square Footage:** 2,619

**Dimensions:** 56' - 0" w x 53' - 0" d

**Foundation:** Crawlspace, Slab,  
Unfinished Walkout  
Basement

| 5-SET | 8-SET   | REPRO CAD | PDF             |
|-------|---------|-----------|-----------------|
| \$995 | \$1,065 | N/A       | \$2,230 \$1,285 |

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**SECOND LEVEL**



**MAIN LEVEL**



**PLAN#** HWL2100170

**Style:** Country

**Bedrooms:** 3

**Bathrooms:** 2½

**Square Footage:** 2,400

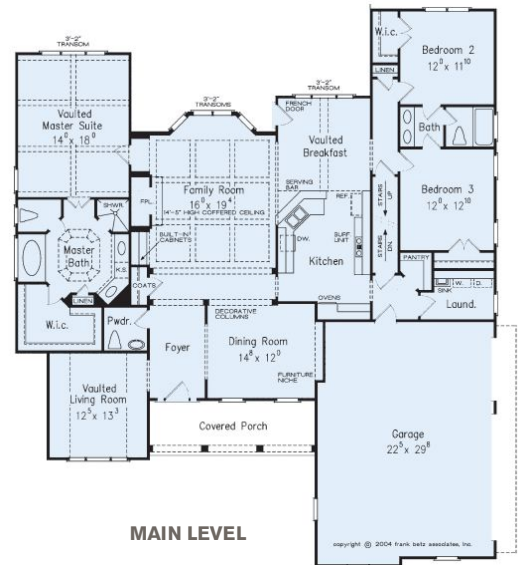
**Bonus Space:** 845 Sq. Ft.

**Dimensions:** 61' - 0" w x 70' - 6" d

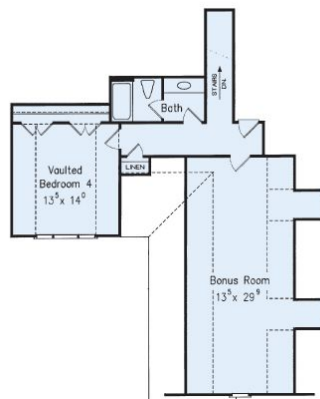
**Foundation:** Crawlspace, Slab,  
Unfinished Walkout  
Basement

| 5-SET | 8-SET | REPRO CAD | PDF             |
|-------|-------|-----------|-----------------|
| \$890 | \$930 | N/A       | \$1,895 \$1,095 |

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**MAIN LEVEL**



**OPTIONAL BONUS SPACE**

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**PLAN# HWL2100171**

**Style: French Country**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 2,246**

**Bonus Space: 308 Sq. Ft.**

**Dimensions: 55' - 0" w x 47' - 0" d**

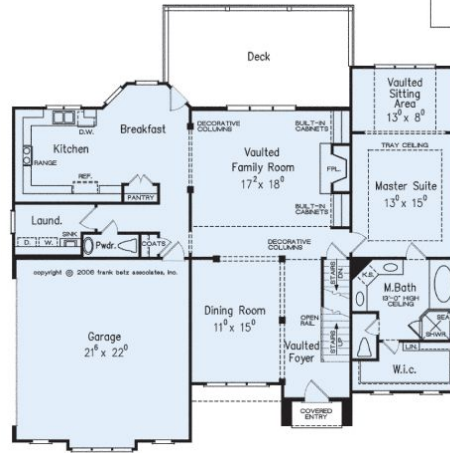
**Foundation: Crawlspace,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$925 \$1,000 N/A \$2,045 \$1,185

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**SECOND LEVEL**



**MAIN LEVEL**



**MAIN LEVEL**



**PLAN# HWL2100172**

**Style: Colonial**

**Bedrooms: 4**

**Bathrooms: 3½**

**Square Footage: 3,190**

**Bonus Space: 305 Sq. Ft.**

**Dimensions: 74' - 0" w x 84' - 6" d**

**Foundation: Crawlspace, Slab,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$1,075 \$1,150 N/A \$2,380 \$1,375



**OPTIONAL BONUS SPACE**

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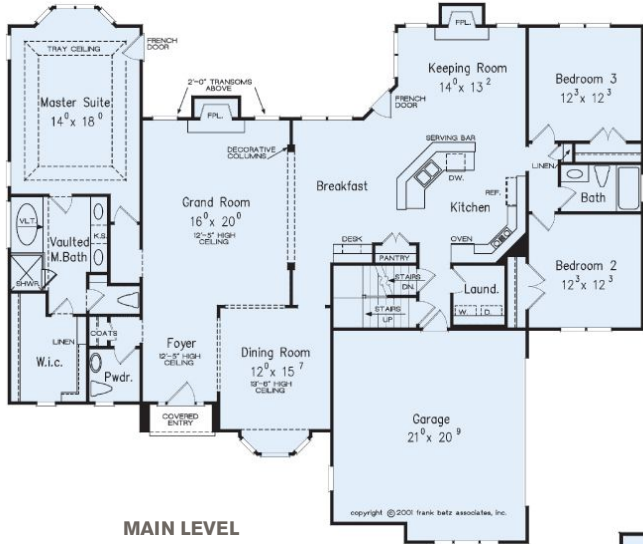
PHOTO BY BRYAN WILLY PHOTOGRAPHY  
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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN# HWL2100173**

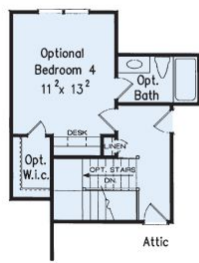
**Style: French Country**  
**Bedrooms: 3**  
**Bathrooms: 2½**  
**Square Footage: 2,360**  
**Bonus Space: 322 Sq. Ft.**  
**Dimensions: 69' - 0" w x 58' - 4" d**  
**Foundation: Crawlspace, Unfinished Walkout Basement**

| 5-SET | 8-SET | REPRO CAD | PDF             |
|-------|-------|-----------|-----------------|
| \$890 | \$930 | N/A       | \$1,895 \$1,095 |

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MAIN LEVEL



OPTIONAL BONUS SPACE



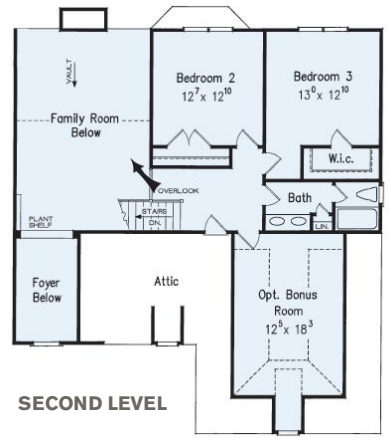
PHOTO COURTESY OF FRANK BETZ ASSOCIATES, INC.  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN# HWL2100174**

**Style: Greek Revival**  
**Bedrooms: 4**  
**Bathrooms: 3**  
**Square Footage: 2,398**  
**Bonus Space: 255 Sq. Ft.**  
**Dimensions: 55' - 0" w x 48' - 0" d**  
**Foundation: Crawlspace, Slab, Unfinished Walkout Basement**

| 5-SET | 8-SET   | REPRO CAD | PDF             |
|-------|---------|-----------|-----------------|
| \$925 | \$1,000 | N/A       | \$2,045 \$1,185 |

Visit [eplans.com](http://eplans.com) to see more detailed images of this plan



SECOND LEVEL



MAIN LEVEL





**PLAN# HWL2100175**

**Style: Cottage**

**Bedrooms: 4**

**Bathrooms: 4**

**Square Footage: 3,042**

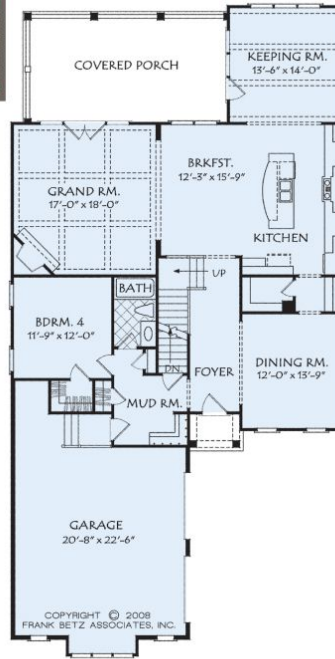
**Bonus Space: 392 Sq. Ft.**

**Dimensions: 40' - 0" w x 78' - 0" d**

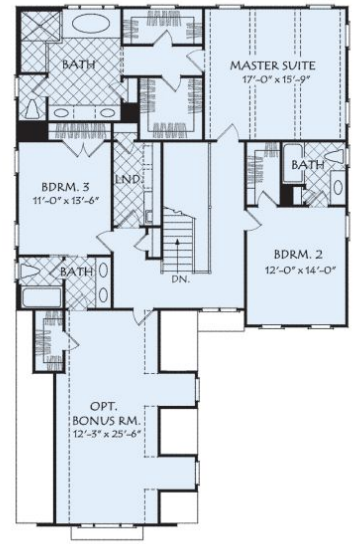
**Foundation: Crawlspace,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$995 \$1,065 N/A \$2,230 \$1,285

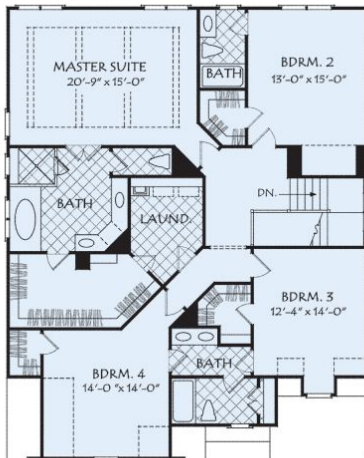
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detailed images of this plan**



**MAIN LEVEL**



**SECOND LEVEL**



**SECOND LEVEL**



**PLAN# HWL2100176**

**Style: Country**

**Bedrooms: 4**

**Bathrooms: 3½**

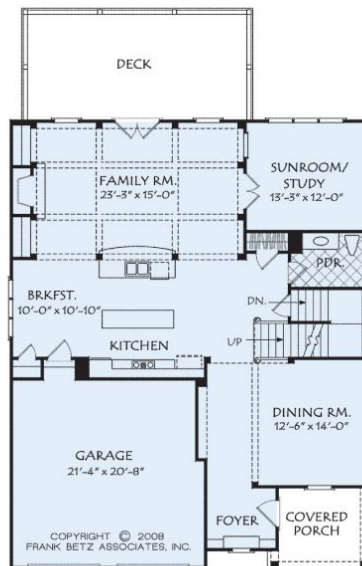
**Square Footage: 3,200**

**Dimensions: 40' - 0" w x 50' - 0" d**

**Foundation: Crawlspace,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$925 \$1,000 N/A \$2,045 \$1,185

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detailed images of this plan**

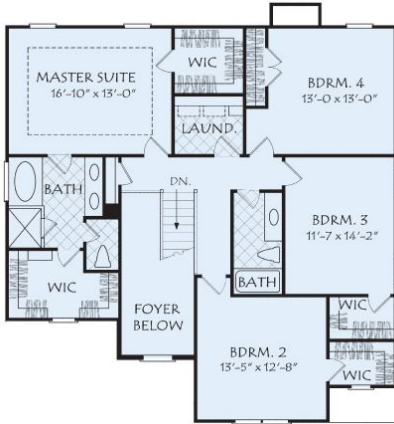


**MAIN LEVEL**

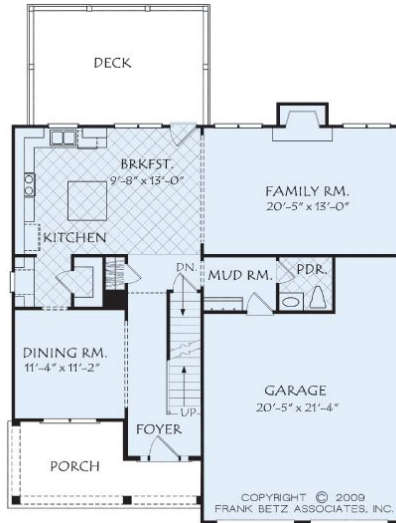




**PLAN# HWL2100186**



**SECOND LEVEL**



**MAIN LEVEL**

**Style: Cottage**  
**Bedrooms: 4**  
**Bathrooms: 2½**  
**Square Footage: 2,328**  
**Dimensions: 40' - 6" w x 43' - 4" d**  
**Foundation: Crawlpace, Slab, Unfinished Basement**

| 5-SET | 8-SET | REPRO CAD | PDF             |
|-------|-------|-----------|-----------------|
| \$890 | \$930 | N/A       | \$1,895 \$1,095 |

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**PLAN# HWL2100178**

**Style: Cottage**

**Bedrooms: 3**

**Bathrooms: 2**

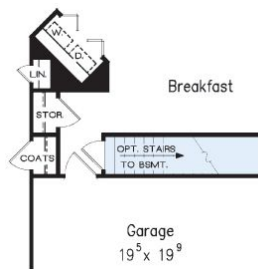
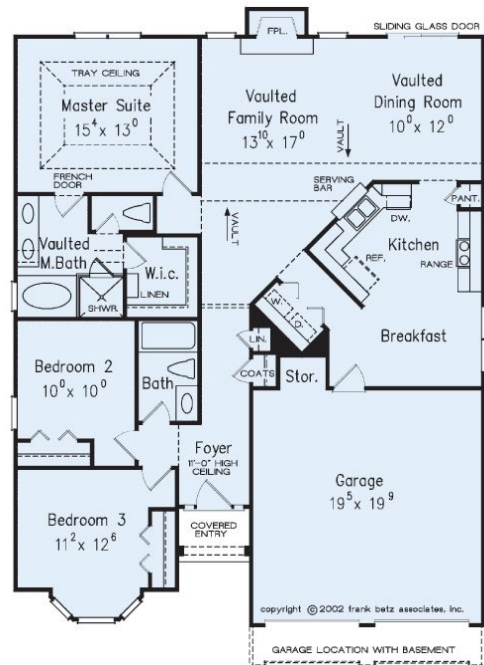
**Square Footage: 1,506**

**Dimensions: 40' - 0" w x 52' - 0" d**

**Foundation: Crawlpace, Slab, Unfinished Walkout Basement**

| 5-SET | 8-SET | REPRO CAD | PDF           |
|-------|-------|-----------|---------------|
| \$825 | \$865 | N/A       | \$1,710 \$995 |

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**ALTERNATE LAYOUT**





**PLAN# HWL2100179**

**Style: Colonial**

**Bedrooms: 3**

**Bathrooms: 2½**

**Square Footage: 2,745**

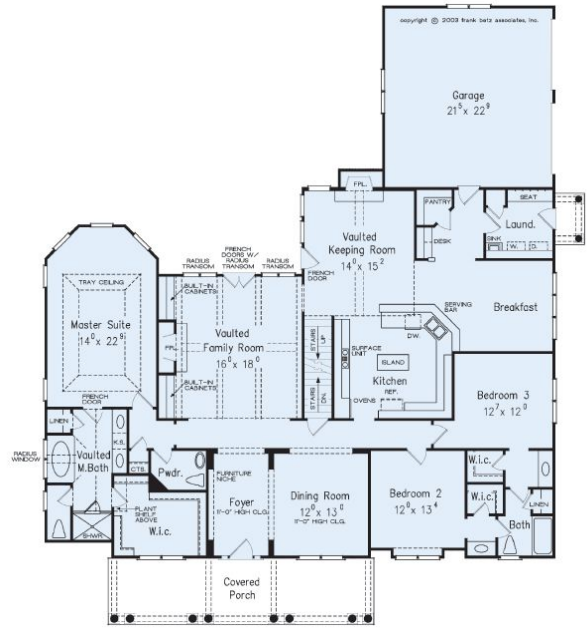
**Bonus Space: 374 Sq. Ft.**

**Dimensions: 68' - 4" w x 78' - 0" d**

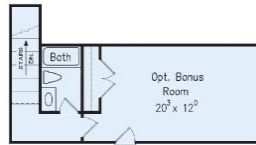
**Foundation: Crawlspace,  
Unfinished  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$925 \$1,000 N/A \$2,045 \$1,185

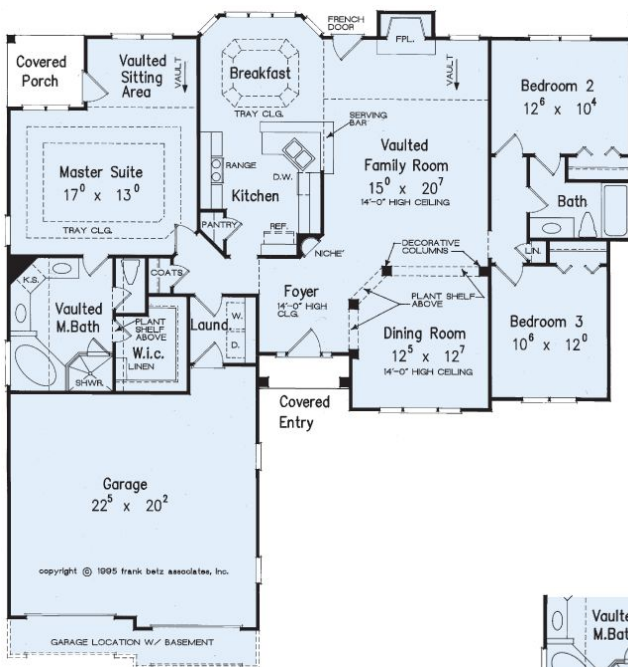
**Visit eplans.com to see more  
detailed images of this plan**



**MAIN LEVEL**



**OPTIONAL BONUS SPACE**



**PLAN# HWL2100180**

**Style: New American**

**Bedrooms: 3**

**Bathrooms: 2**

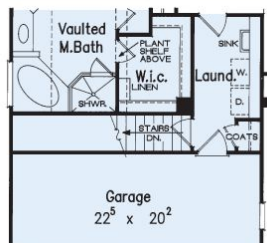
**Square Footage: 1,779**

**Dimensions: 57' - 0" w x 56' - 4" d**

**Foundation: Crawlspace, Slab,  
Unfinished Walkout  
Basement**

**5-SET 8-SET REPRO CAD PDF**  
\$825 \$865 N/A \$1,710 \$995

**Visit eplans.com to see more  
detailed images of this plan**



**ALTERNATE LAYOUT**









**HWLG210046**

Style: New American  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,502  
Dimensions: 51'-0" w x  
50'-6"d



**HWLG210047**

Style: Cottage  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 2,331  
Dimensions: 62'-0" w x  
58'-0"d



**HWLG210048**

Style: Cottage  
Bedrooms: 3  
Bathrooms: 3½  
Square Footage: 2,870  
Dimensions: 64'-0" w x  
86'-6"d



**HWLG210049**

Style: Cape Cod  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 2,490  
Dimensions: 69'-0" w x  
74'-10"d



**HWLG210050**

Style: New American  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 2,081  
Dimensions: 53'-0" w x  
47'-8"d



**HWLG210051**

Style: Colonial Revival  
Bedrooms: 5  
Bathrooms: 3  
Square Footage: 2,361  
Dimensions: 50'-4" w x  
37'-9"d



**HWLG210052**

Style: Craftsman  
Bedrooms: 3  
Bathrooms: 3½  
Square Footage: 2,780  
Dimensions: 40'-0" w x  
77'-0"d



**HWLG210053**

Style: Farmhouse  
Bedrooms: 5  
Bathrooms: 5½ + ½  
Square Footage: 5,466  
Dimensions: 85'-0" w x  
85'-6"d



**HWLG210054**

Style: Cottage  
Bedrooms: 4  
Bathrooms: 4  
Square Footage: 3,131  
Dimensions: 64'-0" w x  
59'-4"d



**HWLG210055**

Style: French Country  
Bedrooms: 4  
Bathrooms: 3  
Square Footage: 2,690  
Dimensions: 54'-0" w x  
83'-4"d



**HWLG210056**

Style: French Country  
Bedrooms: 4  
Bathrooms: 3½  
Square Footage: 3,285  
Dimensions: 71'-0" w x  
62'-0"d



**HWLG210057**

Style: European  
Bedrooms: 3  
Bathrooms: 2½  
Square Footage: 2,388  
Dimensions: 63'-0" w x  
60'-0"d



**HWLG210058**

Style: Country  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,749  
Dimensions: 54'-0" w x  
56'-6"d



**HWLG210059**

Style: Cottage  
Bedrooms: 3  
Bathrooms: 2  
Square Footage: 1,725  
Dimensions: 53'-6" w x  
59'-0"d



**HWLG210060**

Style: Cottage  
Bedrooms: 4  
Bathrooms: 3  
Square Footage: 3,132  
Dimensions: 40'-0" w x  
50'-0"d

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MORE**  
about these  
plans, visit one  
of our websites  
and enter the  
plan code

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The official magazine of the National Association of Home Builders

The official magazine of the American Institute of Architects

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With more than 65 years of experience in the stock home plans industry, our Home Plans Division is the market leader in providing high-quality, high-value, pre-drawn home plans. We publish several consumer newsstand titles and operate nearly a dozen e-commerce websites including eplans.com, dreamhomesource.com, and homeplans.com.



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We carry many exclusive designs from the nation's top designers like Frank Betz Associates, Donald A. Gardner Architects, and Dan Sater.



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Professional builders buy more plans from us than from anyone else. We're also the preferred partner of such industry-leading brands as Southern Living, HGTV and the Associated Press.

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We understand that building a house can seem confusing and overwhelming. You can talk to us on the phone, through email, or even via instant message — we're waiting!



# How To Order

## CHOOSE YOUR PLAN PACKAGE

Once you've chosen your plan, you'll need to decide which package to order. This isn't as daunting as it seems. It comes down to two questions: do you plan to modify the design, and how many sets do you need. Follow the simple steps below to determine which package is best for you.

### How Many Sets Will You Need?

- \_\_\_\_\_ **Owner** (one set for notes, one for master file)
- \_\_\_\_\_ **Builder** (generally requires at least three sets: one as a legal document, one for inspections, and at least one to give to subcontractors such as carpenters, electricians, and plumbers)
- \_\_\_\_\_ **Local building department** (often requires two sets)
- \_\_\_\_\_ **Mortgage lender** (usually one set for a conventional loan: three sets for FHA or VA loans)
- \_\_\_\_\_ **TOTAL NUMBER OF SETS**

Do you need more than 8 sets? CAD, Repro, and PDF formats allow you to make at least 10 copies. You can also purchase additional sets a la carte.

|  |                                    |  |
|--|------------------------------------|--|
| <b>Do you plan to make any changes to the design? (80% of people do!)</b>    | <b>CAD</b>                         | A CAD file is a digital copy of your home plan on CD ROM. This format is the easiest to modify, allowing for extensive changes. Includes copyright release for making unlimited copies.  |
|  | <b>Reproducible Master (Repro)</b> | A Reproducible Master is one set of house plans printed on Vellum, Sepia, or Mylar. Designers can make changes directly on the master copy. Includes copyright release for making 10 to 12 copies (on average).  |
|  | <b>PDF</b>                         | A PDF is a scanned set of house plans delivered in electronic format via email. Designers can make changes directly on the PDF document. Includes copyright release for making unlimited copies. Can be emailed directly to you and distributed electronically to your builder and sub-contractor, eliminating shipping costs and processing delays. |
| <b>Do you plan to build the design as is?</b>                                | <b>8 Copy Construction Set</b>     | Printed on bond paper, the 8-set package is the most likely format needed to build most new homes. It is illegal to modify or copy a bond set.   |
|  | <b>5 Copy Construction Set</b>     | Printed on bond paper, the 5-set package is the minimum required to build some new homes. It is illegal to modify or copy a bond set.  |
| <b>Do you need more details before investing in a complete set of plans?</b> | <b>1 Copy Study Set</b>            | The 1-copy study set is typically used for estimating and lending purposes. Set stamped "not for construction".  |
|  | <b>\$99 Planning Set</b>           | Available on a limited number of plans, the \$99 planning set includes 1/4" scale versions of exterior elevations and floor plans. Set stamped "not for construction". If you buy a blueprint set for the same home within 60 days of your Planning Set purchase, we'll deduct \$99 from your total.   |



**EXCHANGES:** With the exception of CAD, PDF, and Reproducible Plan Packages, we will exchange your entire first order for another blueprint from our plan collection within 90 days of the original order. Please call our customer service department at 1.888.690.1116 for your return authorization number and shipping instructions. Fees for exchanging your blueprints are as follows: 20% of the amount of the original order, plus the difference in cost if exchanging for a higher priced plan or less the difference in cost if exchanging for a lower priced plan. Because they can be copied, CAD, PDF, and Reproducible Plan Packages are not exchangeable or refundable. Please call for current postage and handling prices. Shipping and handling charges are not refundable. Please note that you will need to place your new order before your 80% credit is processed. If the returned blueprints look used, redlined, or copied, or if the staples have been removed, we can not process the exchange.

**UPGRADES:** We offer a 90-day upgrade policy. We will be happy to upgrade 1-Set, 5-Set and 8-Set blueprint orders to CAD, PDF, and Reproducible plan packages (price differences may apply). Orders originating as CAD, PDF, and Reproducible Plan Packages cannot be upgraded. Please note that the entire content of your original order must be returned before the upgrade will be processed. Please call our customer service department at 1.888.690.1116 for your return authorization number and shipping instructions or if you have additional questions or concerns.

### ORDER ONLINE

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[www.eplans.com](http://www.eplans.com)

**OR CALL  
TOLL-FREE  
1.800.406.6009**

SOURCE CODE: **HWL21**



# What's In a Set

## A TYPICAL PLAN SET INCLUDES THE FOLLOWING:

While the contents of each blueprint package vary slightly, each contains detailed, high-quality working drawings that show you exactly how your house is to be built. You can expect to find the following standard elements in most plan sets:

### 1. Detailed Floor Plans

These plans show the layout of each floor of the house. Rooms and interior spaces are carefully dimensioned, doors and windows located, and keys are given for cross-section details provided elsewhere in the plans.

### 2. Exterior Elevations

In addition to the front exterior, your blueprint set will include drawings of the rear and sides of your house. These drawings give notes on exterior materials and finishes. Particular attention is given to cornice detail, brick and stone accents or other finish items that make your home unique.

Depending on the home you choose, your order may also include:

### 3. Front Perspective

The artist's sketch of the exterior of the house gives you an idea of how the house will look when built and landscaped.

### 4. Foundation and Basement Plans

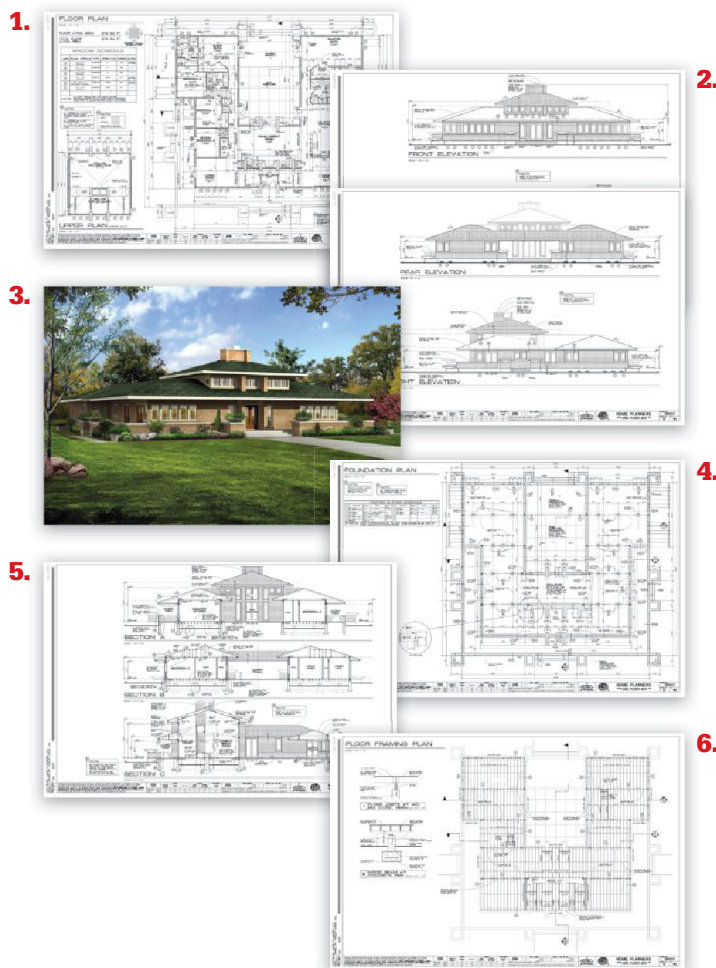
This sheet shows the foundation layout including concrete walls, footings, pads, posts, beams, bearing walls, and foundation notes. If the home features a basement, the first-floor framing details may also be included on this plan. If your plan features slab construction rather than a basement, the plans show footings and details for a monolithic slab. This page, or another in the set, may include a sample plot plan for locating your house on a building site. Additional sheets focus on foundation cross-sections and other details.

### 5. House and Detailed Cross-Sections

Large-scale views show sections or cutaways of the foundation, interior walls, exterior walls, floors, stairways, and roof details. Additional cross-sections may show important changes in floor, ceiling, or roof heights, or the relationship of one level to another. These sections show exactly how the various parts of the house fit together and are extremely valuable during construction. Additional sheets may include enlarged wall, floor, and roof construction details.

### 6. Floor Structural Supports

Floor framing details come with plans that have basement and/or crawlspace foundations. Each includes spacing, direction, span, and specifications for floor joists. Beam and window headers, along with necessary details for framing connections, stairways, or dormers are also included.



## Exclusive Freebies

**Specification Outline:** Show your builder exactly what you want! The Specification Outline details the use and installation of various materials and products; use it as a checklist and communication tool. **FREE with any plan purchase.**

**Furniture Planner:** See how a room will fit together without the hassle of moving heavy pieces of furniture. The Home Furniture Planner includes reusable peel-and-stick furniture templates that fit on a 12" x 18" laminated layout board — enough space to plan every room in your house. **FREE with purchase of or upgrade to an 8-Set, Repro, CAD, or PDF format.**

**Building Basics Detail Sheets:** Electrical, Plumbing, Mechanical, and Construction: If you want to know more about building techniques — and deal more confidently with your subcontractors — we offer four useful detail sheets with non-plan-specific general information that will add to your understanding of these important building topics. **The complete set is FREE with purchase of or upgrade to an 8-Set, Repro, CAD, or PDF format.**



# Popular Upgrades & Tools

## ADDITIONAL SERVICES

### Efficient Living Upgrade — Save Money, Live Healthier

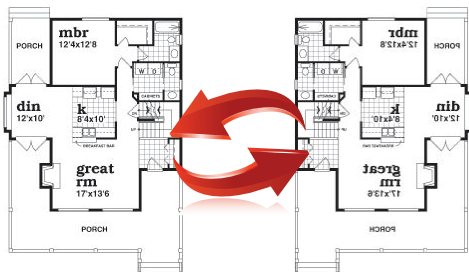


Even the smallest efforts can result in dramatic benefits when building a greener home. Whether incorporating green building practices or installing energy-efficient products, you'll be creating a more cost-efficient and healthier living environment for you and your family. The Efficient Living Upgrade provides a set of instructions specifically tailored to your house plan that your

builder can follow to construct your home to meet the criteria for three nationally recognized green standards.

Efficient Living Upgrade: \$225

### Mirror and Right-Reading Reverse — Flip Your Plan



“Mirror reverse” plans simply flip the design 180 degrees (keep in mind, the text will also be flipped). For a minimal fee you can have one or more of your plans shipped mirror reverse, although we recommend having at least one regular set handy. When ordering 5-Set or 8-Set plan packages, one set will always remain in its original form. A “Right-Reading Reverse” option is also available for many plans. When you choose this option, the design will be reversed and the text will read normally. All sets will be shipped in this format.

Mirror Reverse: Starting at \$55

Right-Reading Reverse: Starting at \$175

### Cost-to-Build Calculator — Stay on Budget

The StartBuild Cost-to-Build Calculator helps you quickly and easily discover the answer to the number-one question in construction: How much will it cost to build this house? This remarkable online tool allows you to personalize the cost-to-build schedule for any home plan you choose. Experiment with different material choices and change home features with a few clicks, and compare prices.

All estimates are specific to your home plan and geographic region. The StartBuild Cost-to-Build Calculator is the most accurate cost estimator on the market today.

Cost-to-Build Calculator: \$29.95



### Materials List—Avoid Waste, Save Money

A Materials List helps you to avoid waste, save money, and accurately estimate the cost of your new home. It outlines the quantity, type, and size of materials needed to build your house (with the exception of mechanical system items). Included on the list are framing lumber, windows and doors, kitchen and bath cabinetry, rough and finished hardware, and much more.

Materials List: Starting at \$85-\$150

Additional Materials Lists: Starting at \$20 each



## CORRESPONDING PLANS

### Deck Plans—Enjoy the outdoors

Many of our homes have a corresponding deck plan, sold separately, which includes a deck plan frontal sheet, deck framing and floor plans, deck elevations, and a deck materials list.

A standard deck details package, also available, provides all the how-to information necessary for building any deck. Get both the deck plan and the standard deck details package for one low price in our complete deck building package.



### Garage Plans—Add Extra Storage Space



A large variety of multi-purpose garage plans are available to suit your needs. Create storage for bikes, toys, and outdoor supplies, or build a detached garage for additional parking, with space above for living, working, or playing.

### Outdoor Project Plans — Enhance Your Yard



Create an outdoor retreat in your yard! We have outdoor project plans that include everything from garden storage and workshops to playhouses and guesthouses. Enhance a pool area with beauty and function by adding a cabana, or build a charming trellis to adorn your garden.

### Landscape Plans — Sculpt Your Foliage

We offer many landscape plans to complement your new home. The comprehensive landscape blueprint packages include a frontal sheet, plan view, regionalized plant and materials list, a sheet on planting and maintaining your landscape, zone maps, and a plant size and description guide. Each set of blueprints is a full 18" x 24" with clear, complete instructions in easy-to-read type. Our landscape plans are available with a plant and materials list adapted by horticultural experts to eight regions of the country. Please specify your region when ordering your plan.





# Modification Services

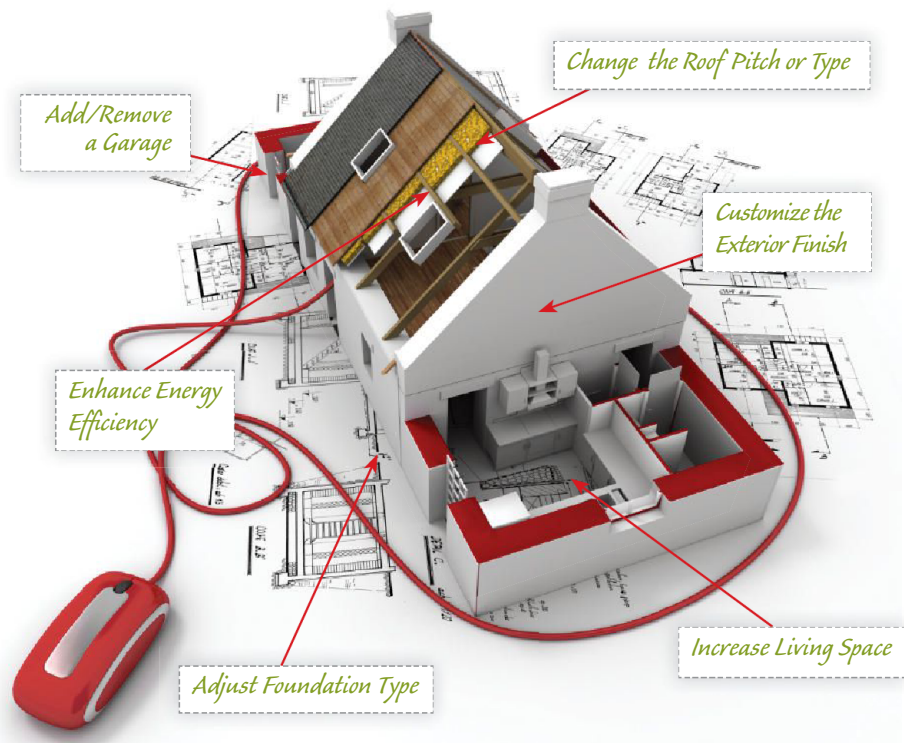
## PERSONALIZE ANY PLAN TO FIT YOUR UNIQUE NEEDS

Have you found a plan that's almost perfect? Maybe you'd like to replace siding with brick or stucco or add a room. Or perhaps you'd like to make a BIG change like transforming the exterior from Craftsman to French country! If so, then customization (also known as modification) is the answer. The possibilities are endless!

Our top architectural experts will work with you to make the changes you want, eliminating the need for time-consuming and often expensive modification through a third-party architecture firm. Your project will be performed quickly, professionally, and much more affordably through the company you already know and trust.

### What We Offer

- Free cost estimate within one business day
- One-on-one design consultations
- Full-service design professionals will modify a stock plan or start from scratch. Our designers can add a room or custom-design your entire home from foundation to roof!



### Plan Modification FAQs

#### Can I customize any plan?

Yes! If the plan is available in a Repro, CAD, or PDF format, our design team can customize it. Not sure if it is? Just call us toll-free at 1.888.299.5229.

#### What kind of changes can I make?

If you can dream it, our designers can help you achieve it. Typical plan modifications include:

- creating a new foundation
- adding additional rooms
- converting a reach-in closet to a walk-in
- enlarging a half-bath into a full
- changing a front-entrance garage into a side-loading garage
- adding a bedroom fireplace

You can even have us modify the exterior of a home to match your favorite architectural style. You name it, we can do it!

\*For a small number of plans, there is a \$50 fee for a modification quote.

#### How much does it cost?

Estimates are FREE!\* Once you've decided to make changes, the average price of modifications is \$800 to \$1,200 in addition to the price of your blueprints — an unbelievable bargain, considering that hiring an architect to design your home can eat up as much as 15% of your building budget. Our design associates will provide you with an exact price quote within one business day after your free initial consultation.

#### How long will it take to make changes?

Not long at all. Typical turn-around time is two weeks or less. Of course, larger projects take longer, so it will depend on the scope of your changes. Regardless, a target completion date will be included with your free modification estimate.

# FREE

**MODIFICATION QUOTE**

There's no cost to obtain a design estimate!

Call us today! **1.888.299.5229**

\*For a small number of plans, there is a \$50 fee for a modification quote.

# \$100

**OFF MODIFICATIONS**

Save \$100 on your home-plan modifications!\*

Call us today! **1.888.299.5229**

\*Not valid with any other discounts or on projects less than \$800. Mention \$100 Off Coupon when ordering.



# Important: Read Before You Buy!

## BEFORE YOU BUILD



Depending on where you live, you may need:

### ARCHITECTURAL AND ENGINEERING SEALS

Some cities and states now require that a licensed architect or engineer review and “seal” a blueprint, or officially approve it, prior to construction. Before applying for a building permit or the start of actual construction, we strongly advise that you consult your local building official who can tell you if such a review is required.

### BUILDING CODES AND ZONING REQUIREMENTS

Each plan was designed to meet or exceed the requirements of a nationally recognized model building code in effect at the time and place the plan was drawn. However, your plan may need to be modified to comply with local requirements. In addition, you may need to obtain permits or inspections from local governments before and in the course of construction.

### Nevada residents

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# A Look Inside



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PHOTO BY LAURENCE TAYLOR  
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

## PLAN# HWL2100183

**Style: Mediterranean**

**Bedrooms: 5**

**Bathrooms: 7**

**Square Footage: 6,366**

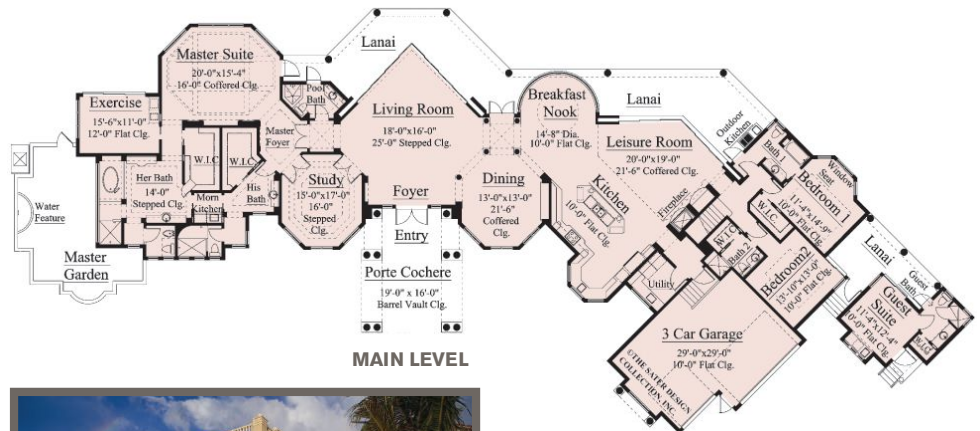
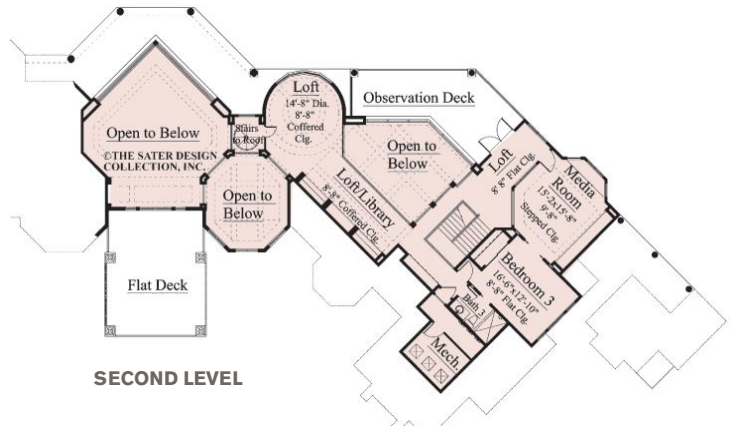
**Dimensions: 174' - 10" w x 81' - 2" d**

**Foundation: Slab**

**5-SET 8-SET REPRO CAD PDF**  
N/A N/A \$6,648 \$11,302 \$6,648

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Get drawn into the living room's magnificent view. In the daytime, slide back the glass walls to open the inside to fresh breezes. That's just the beginning of the opportunities for enjoying nature that this home offers: observation decks, private gardens, and an expansive lanai assume equal importance to interior comforts. The master bath and shower look out over a walled garden for the ultimate sense of bathing in paradise.



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