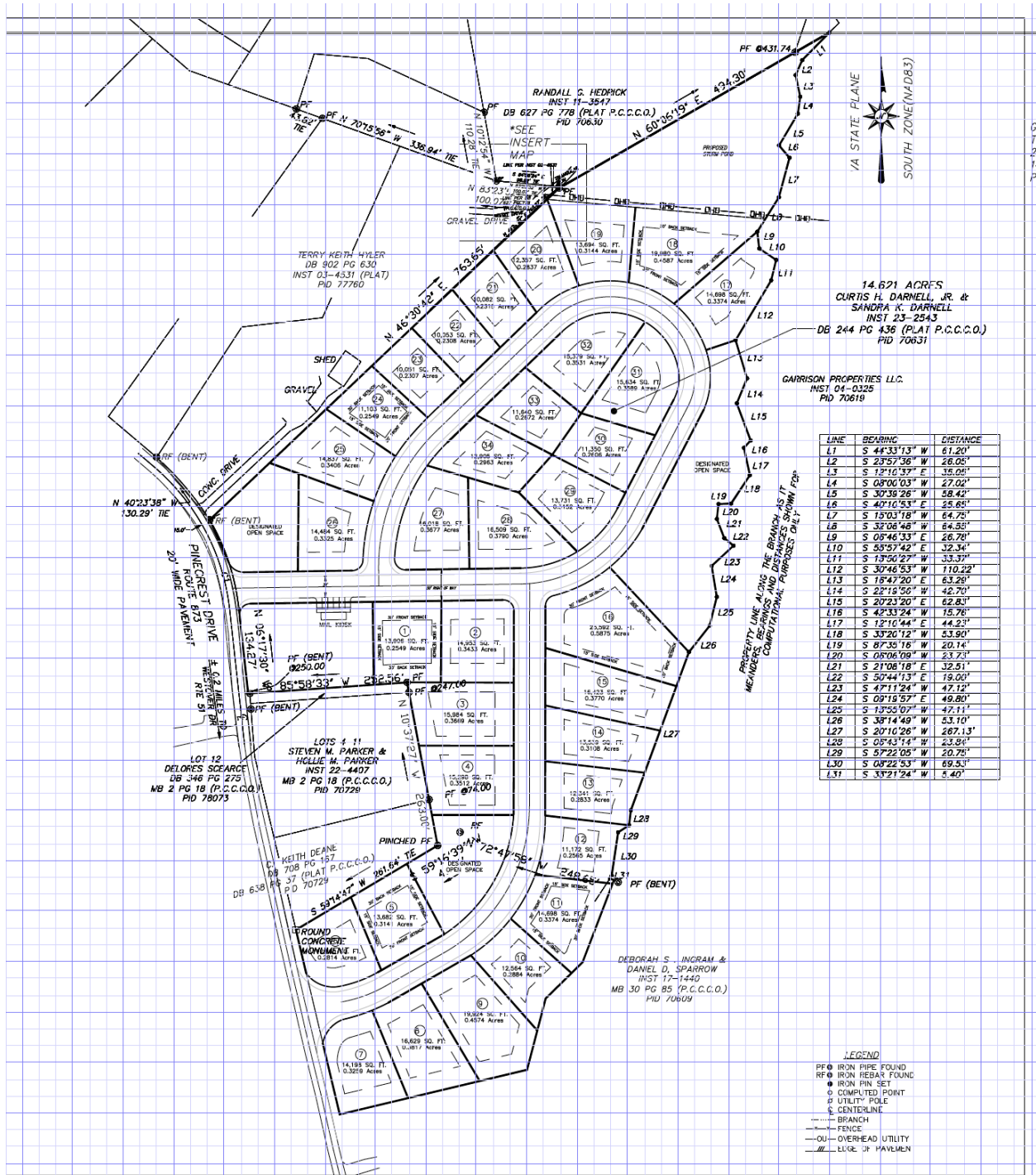


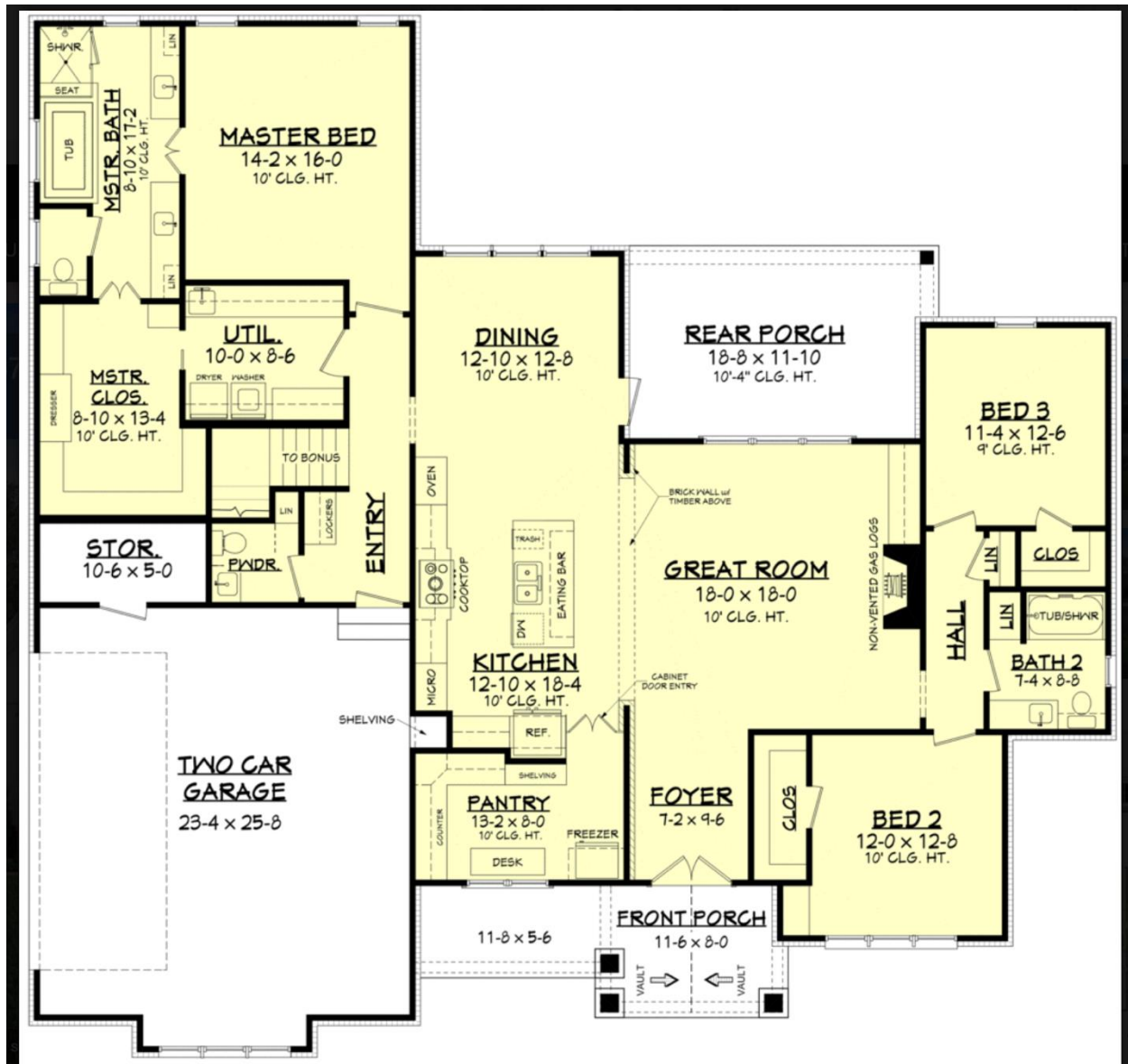


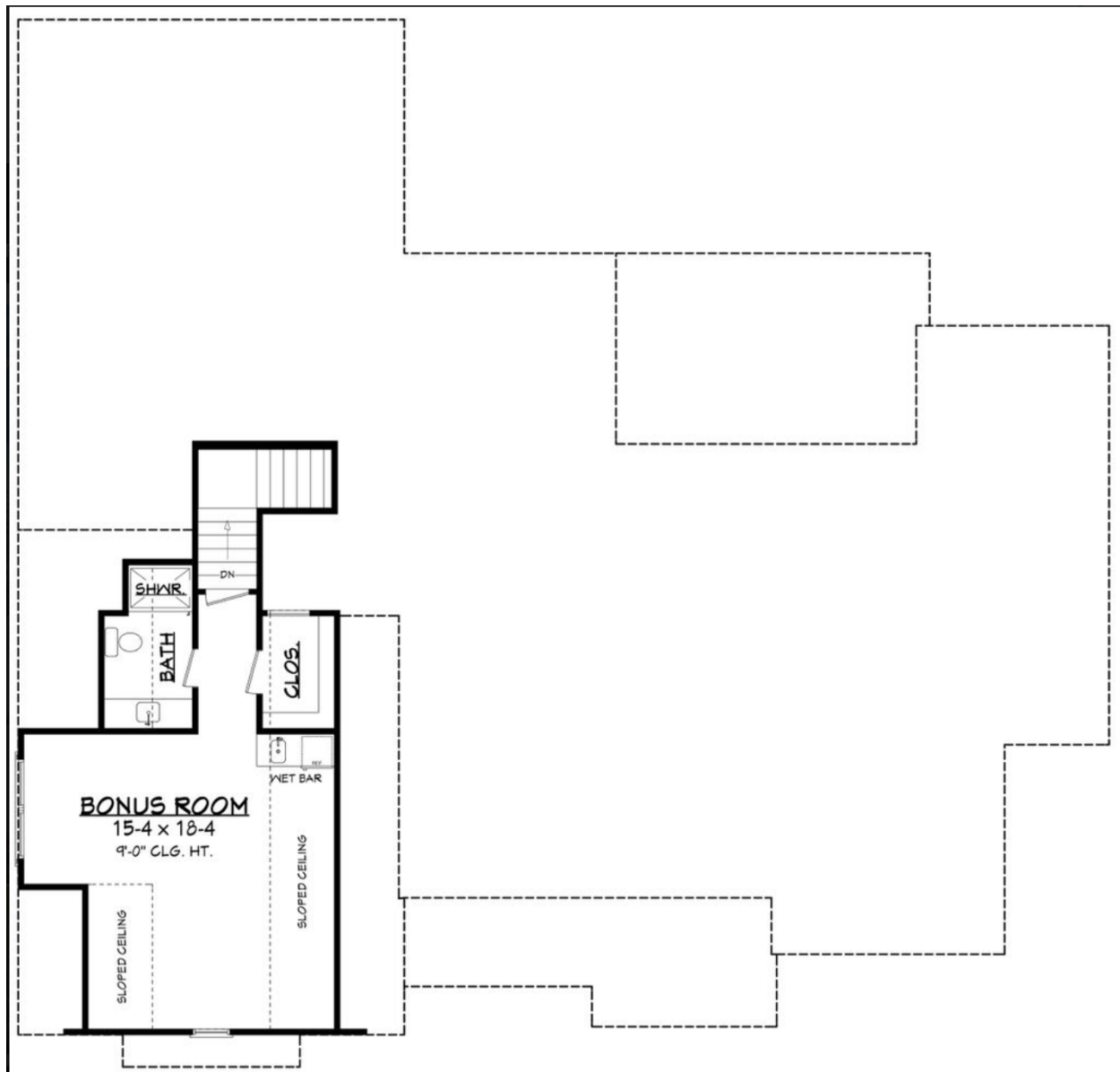
Location – Pinecrest Dr, Danville, VA



Architecture –







<https://www.houseplans.com/plan/2303-square-feet-3-bedroom-2-5-bathroom-2-garage-craftsman-ranch-traditional-sp215062>

FULL SPECS & FEATURES

Basic Features

Bedrooms : 3
Baths : 2.5
Stories: 1
Garages: 2

Dimension

Depth : 65'
Height : 26'
Width : 67' 10"

Area

Total : 2303 sq/ft
Bonus : 492 sq/ft
Garage : 640 sq/ft
Main Floor : 2303 sq/ft
Porch : 381 sq/ft
Storage : 59 sq/ft

** Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.*

Ceiling

Bonus Ceiling : 9'
Ceiling Details : 9' ceiling in Bedroom 3
Main Ceiling : 10'

Roof

Primary Pitch : 10:12
Roof Framing : Stick
Roof Load : 30 psf
Roof Type : Shingle
Secondary Pitch : 12:12

Exterior Wall Framing

Exterior Wall Finish : Brick & Siding
Framing : 2 x 4

Bedroom Features

Main Floor Bedrooms
Main Floor Master Bedroom
Split Bedrooms
Walk In Closet

Kitchen Features

Eating Bar
Kitchen Island
Walk In Pantry Cabinet Pantry

Additional Room Features

Great Room Living Room
Main Floor Laundry
Mud Room
Storage Area
Unfinished Future Space

Garage Features

Side Entry Garage

Lot Characteristics

Suited For Corner Lot

Outdoor Spaces

Covered Front Porch
Covered Rear Porch



REAR ELEVATION

Dimension

Depth : 61' 8"
Height : 26' 1"
Width : 61' 7"

Area

Total : 1924 sq/ft
Garage : 574 sq/ft
Main Floor : 1924 sq/ft
Porch : 681 sq/ft

** Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.*

Ceiling

Garage Ceiling : 10'
Main Ceiling : 10'

Roof

Primary Pitch : 9:12
Roof Framing : stick
Roof Type : shingle

Exterior Wall Framing

Exterior Wall Finish : Hardie board
Framing : 2x4

Bedroom Features

Main Floor Bedrooms
Main Floor Master Bedroom
Split Bedrooms
Walk In Closet

Kitchen Features

Kitchen Island
Walk In Pantry Cabinet Pantry

Additional Room Features

Great Room Living Room
Mud Room

Garage Features

Rear Garage
Side Entry Garage

Outdoor Spaces

Covered Front Porch
Covered Rear Porch
Outdoor Kitchen Grill

More

Additional Half Bath
Jack & Jill Bath

<https://www.houseplans.com/plan/1924-square-feet-3-bedroom-2-5-bathroom-2-garage-farmhouse-country-sp284681>

Project Development Details	Cost
Land Acquisition	
City Allowances	
Planning and feasibility studies	
Architectural and engineering design	
Land Preparation • Site preparation – 3% • Sidewalks, Parking & Roadways – 7% • On-site Utilities – 2% • Storm Drainage – 3% • Landscaping – 2.5% • Outdoor Lighting – 1.5%	
Estimated Building Cost • Construction, including materials, equipment and labor	

• Field supervision of construction • Construction financing • Insurance and taxes during construction • Owner's general office overhead • Equipment and furnishings not included in construction • Inspection and testing	
Operating Cost • Staff • Insurance & Taxes • Finance Cost • Utilities • Other expense	
Brokerage Fee	
Total Land Development Cost	

Build budget

- Land
- Floor plan Base price
- Modifications
- 0