

**Dave Ferrey
Custom Homes**

Bradford 2,710 sq.ft.



Spacious and elegant

While the second floor ensures maximum privacy, the first floor is all about being together. A formal living room lies beside the foyer, continuing on to the dining room. The efficient kitchen, complete with a bay window and cooktop island, opens to a cozy breakfast area. Built-in storage abounds on the second floor, sharing space with four bedrooms and two baths

Specifications

Total Living Area:	2,710 sq.ft.
Main Living Area:	1,469 sq.ft.
Upper Living Area:	1,241 sq.ft.
Garage area:	645 sq.ft.
House Width:	73'0"
House Depth:	35'6"
Bedrooms:	4
Baths:	2 1/2
Max Ridge Height:	36'0"
Primary Roof Pitch:	12/12
Porch:	108 sq.ft.
Deck:	217 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundations:	B, C, S
Walls:	2x6
Plan:	34073

