

**Dave Ferrey**  
**Custom Homes**

**Manchester 2,851sq.ft.**

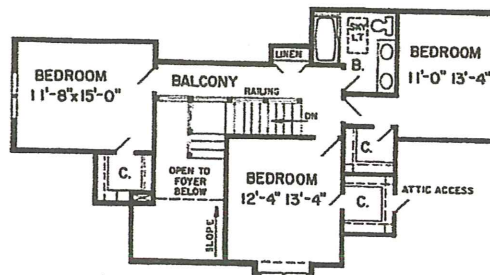
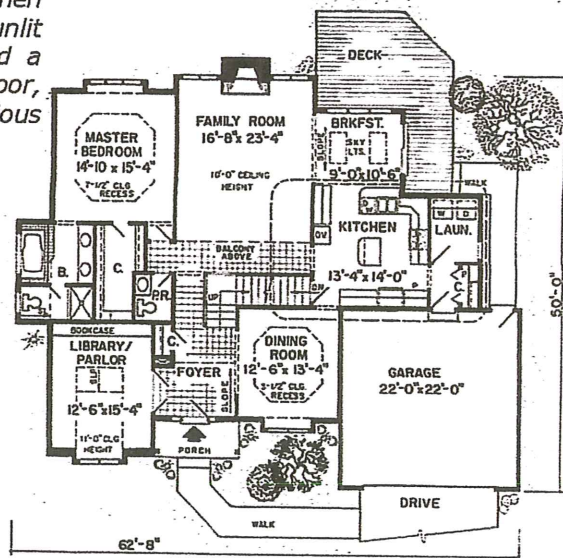


### Elegant spacious living

This expansive home boasts balconies, skylights, and plenty of elegant details! Off the large foyer is the library/parlor with its wall of bookcases and high sloping ceilings. Choose your kitchen option, and take advantage of the island counter. Enjoy the sunlit breakfast room and its full wall of windows, skylights, and a slider. The master bedroom suite, located on the first floor, features a large bath with whirlpool tub and shower, a spacious walk-in closet, and an elegant recessed ceiling.

### Specifications

|                       |              |
|-----------------------|--------------|
| Total Living Area:    | 2,851 sq.ft. |
| Main Living Area:     | 1,933 sq.ft. |
| Upper Living Area:    | 918 sq.ft.   |
| Garage area:          | 475 sq.ft.   |
| House Width:          | 62'8"        |
| House Depth:          | 50'0"        |
| Bedrooms:             | 4            |
| Baths:                | 2 1/2        |
| Max Ridge Height:     | 32'0"        |
| Primary Roof Pitch:   | 10/12        |
| Porch:                | 42 sq.ft.    |
| Deck:                 | 243 sq.ft.   |
| Formal Dining Room:   | Yes          |
| Fireplace:            | Yes          |
| 1st Floor Master:     | Yes          |
| Main Ceiling Height:  | 8'           |
| Upper Ceiling Height: | 8'           |
| Foundation:           | B, C, S      |
| Walls:                | 2x6          |
| Plan:                 | 20090        |



Photos or renderings will vary from actual plan.