



## RIVERSONG - PLAN R4105A3S-0

Total Area: 4105 sq. ft.  
Garage Area: 785 sq. ft.  
Garage Area: 785 sq. ft.  
Garage Size: 3  
Stories: 2  
Bedrooms: 3  
Full Baths: 3  
Half Baths: 1  
Width: 88'-0"  
Depth: 85'-0"  
Height: 28'-0"  
Foundation: Crawl Space



## *Rustic Craftsman Estate Perfect for Active*

***Living.*** Accented by elegant timber details, rugged stone and cascading gabled rooflines, the Riversong's landmark façade presages an open, dramatic and light-filled interior. The welcoming entry porch leads into a vaulted foyer and vestibule, where an octagonal theme promotes a gentle circulation flow through the home. The wide expanse of the vaulted great room and immense gourmet kitchen combined with the oversized glazed nook and spacious vaulted outdoor BBQ porch create a seamless indoor-outdoor family living space. The secluded master suite is full of luxury, with its private porch, sitting room with fireplace, coffee station, enormous walk-in closet, and spacious, and vaulted master bath with clerestory dormer. The balance of the main floor offers a formal dining room, den or work-at-home office, powder room, guest bedroom with adjacent bath, large laundry, and a flex room that can serve as a theatre, crafts or game room. Tucked under the rooflines, an upstairs bonus room, bedroom and bath complete the residence.



**RIVERSONG - PLAN R4105A3S-0**

**MAIN FLOOR**





**RIVERSONG - PLAN R4105A3S-0**

**UPPER FLOOR**





**RIVERSONG - PLAN R4105A3S-0**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

### Area Summary

Total Area: 4105 sq. ft.  
Main Floor: 3275 sq. ft.  
Upper Floor: 830 sq. ft.  
Garage Floor: 785 sq. ft.

### General Information

Stories: 2  
Width: 88'-0"  
Depth: 85'-0"  
Height: 28'-0"

### Architectural Style

Cottage  
Lodge  
Traditional

### Number of Rooms

Bedrooms: 3  
Full Baths: 3  
Half Baths: 1

### Garage

Garage Size: 3  
Garage Door Location: Side

### Roof Pitches

Primary: 10:12  
Secondary: 4:12

### Wall Heights

Main: 10'-0"  
Upper: 9'-0"  
3rd Floor: 0'-0"  
Lower: 0'-0"

### Foundation Type

Crawl Space

### Roof Framing

Trusses

### Floor Load

Live (lbs): 40 PSF  
Dead (lbs): 10 PSF

### Roof Load

Live (lbs): 25 PSF  
Dead (lbs): 15 PSF  
Wind: 85 MPH

### Design Features

- Bonus Space @ Main Floor & Upper Floor
- Den/Office
- Front and Rear Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Wide Lot