



## THE RETREAT AT WATERS EDGE - PLAN M7950A2F2RD-0

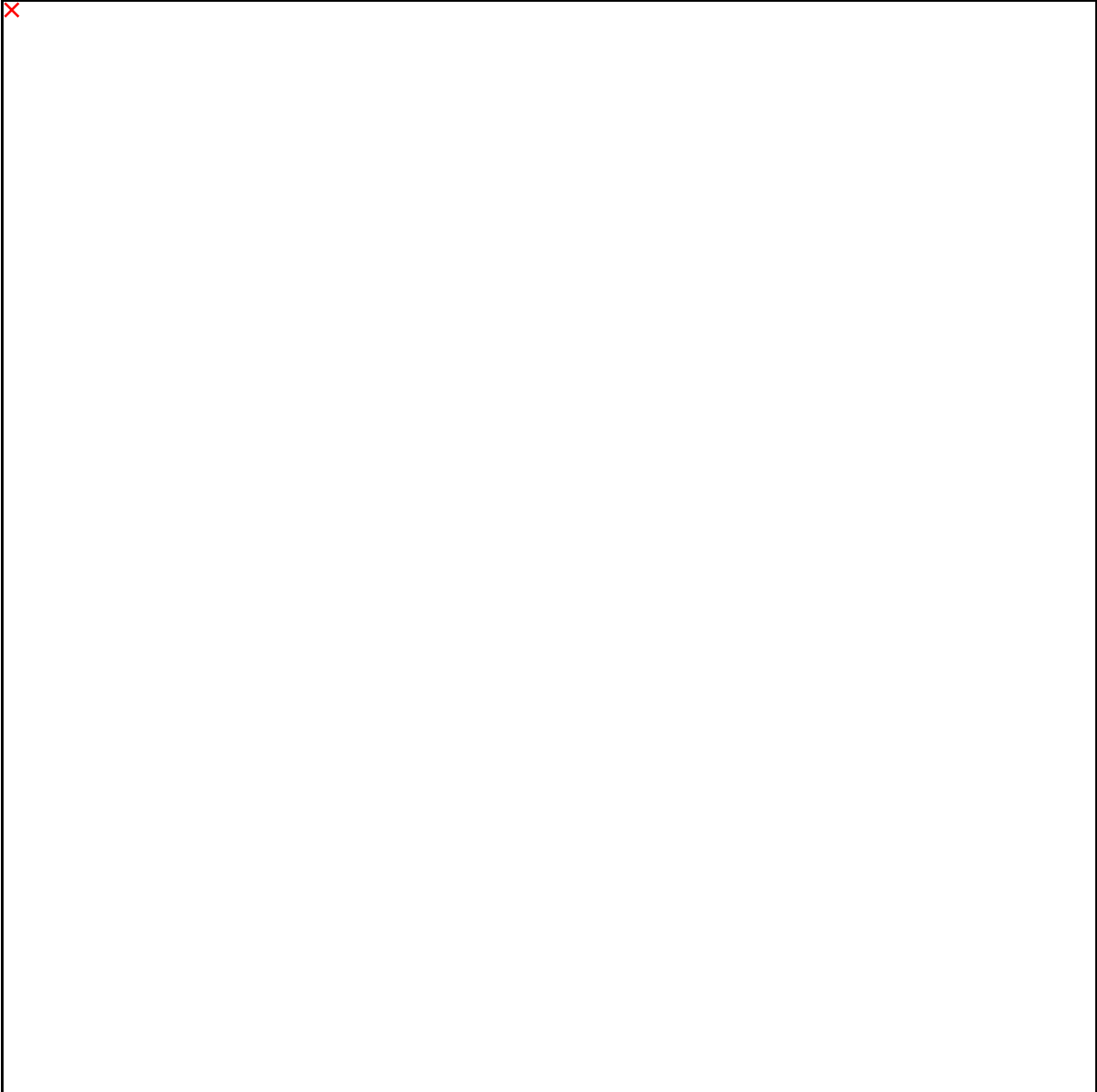
Total Area: 9820 sq. ft.  
Garage Area: 1872 sq. ft.  
Garage Area: 1872 sq. ft.  
Garage Size: 4  
Stories: 3  
Bedrooms: 4  
Full Baths: 6  
Half Baths: 2  
Width: 126'-0"  
Depth: 94'-0"  
Height: 38'-6"  
Foundation: Crawl Space



## *Year-Round Resort Living Without Ever Leaving Home.*

"Best of Show" winner at both the 2006 Seattle Street of Dreams and the 2007 AIBD Design Competition, the Retreat was inspired by the timeless villas of Tuscany. The shingle-style estate's five structures are joined by trellised arbors and sheltering roofs, its traditional forms complementing floor plans designed for active lifestyles. The entry opens to a soaring great hall with a grand stair, fireplace and overlook balcony. A central skylight floods the center of the home with sunlight, drawing attention to the sculptural ceilings. A false bookcase in the oval office hides a spiral stair to the wine cellar below.

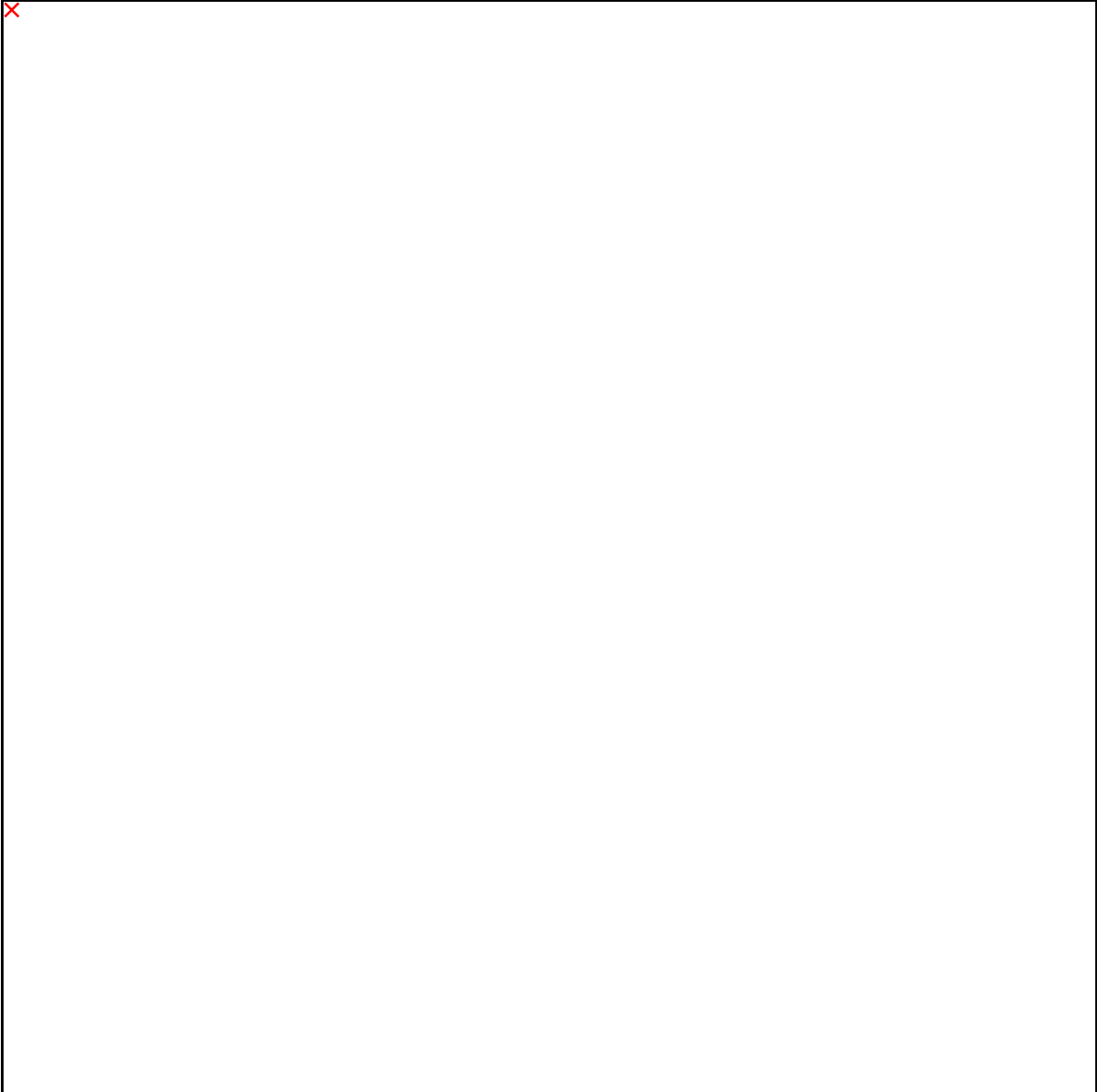
Full-width folding glass doors join the informal living areas with the pool terrace, creating a great entertainment space. The versatile cabana doubles as a guesthouse. The enormous craft room fills every home management need. The upstairs combines luxury and privacy for the owners with fun and play for the children.



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**MAIN FLOOR**

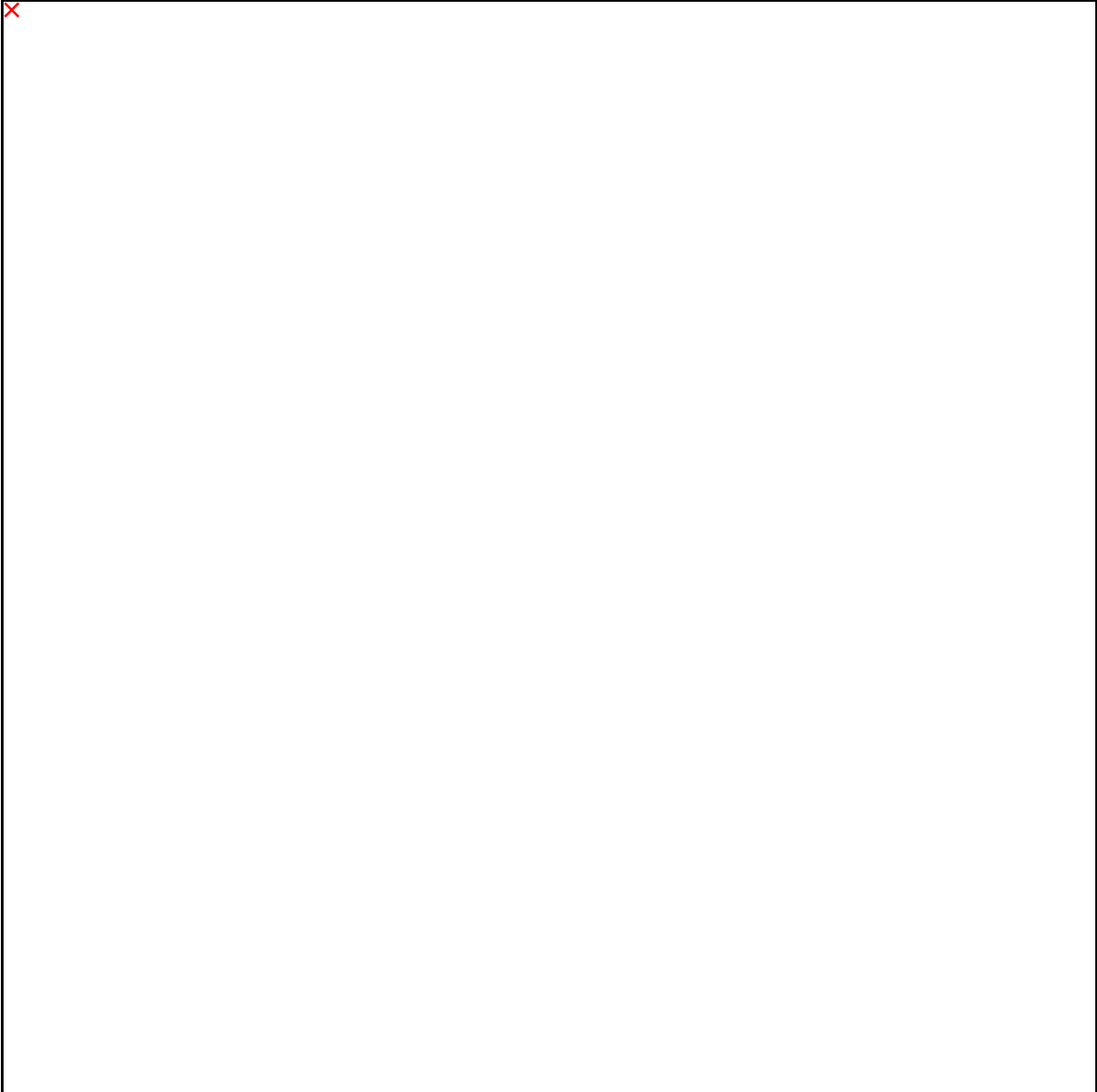




**THE RETREAT AT WATERS EDGE - PLAN M7950A2F2RD-0**

**UPPER FLOOR**





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**PLAN DETAILS**

**Area Summary**

**Foundation Type**

### Area Summary

Total Area: 9820 sq. ft.  
Main Floor: 5472 sq. ft.  
Upper Floor: 3758 sq. ft.  
Lower Floor: 590 sq. ft.  
Garage Floor: 1872 sq. ft.

### General Information

Stories: 3  
Width: 126'-0"  
Depth: 94'-0"  
Height: 38'-6"

### Architectural Style

Hampton  
Shingle  
Traditional

### Number of Rooms

Bedrooms: 4  
Full Baths: 6  
Half Baths: 2

### Garage

Garage Size: 4  
Garage Door Location: Front  
Garage Type: Detached

### Roof Pitches

Primary: 4:12

### Wall Heights

Main: 12'-0"  
Upper: 10'-0"  
3rd Floor: 0'-0"  
Lower: 9'-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

- Award Winning Design
- Best Selling Plan
- Bonus Space @ Main Floor & Upper Floor
- Den/Office
- Great Room
- Laundry Room @ Main Floor
- Luxury Plan
- Master Bedroom @ Upper Floor Rear
- Rear Porch
- View Lot - Rear