

## Southern Comfort Lot 29

Beyond the welcoming front porch awaits a sprawling open plan that is as grand for entertaining as it is for comfortable family living. The wood-beamed great room is joined by a formal dining area and a generously sized vaulted kitchen with designer appliances, prep island, "hidden" walk-in pantry and breakfast nook. Luxurious describes the owner's suite with decorative beams, walk-in closets and bath with a spa-sized shower and adjacent tub for hours of relaxation. The main floor also features a guest suite and privately situated light-filled den. Two additional ensuite bedrooms, bonus room with wet bar, media room, study area and an exercise/flex space are located on the second level.

- Grand curved staircase and soaring ceiling in foyer
- Wet bar with built-in wine storage and cooler transitions guests to primary living spaces
- Glass accordion door opens to an expansive covered porch with outdoor fireplace, built in outdoor grill, skylights and Phantom screens
- Scullery/Utility room with island, dishwasher and second refrigerator
- First and second floor laundry
- Future elevator space
- Convenient back stairs to second level

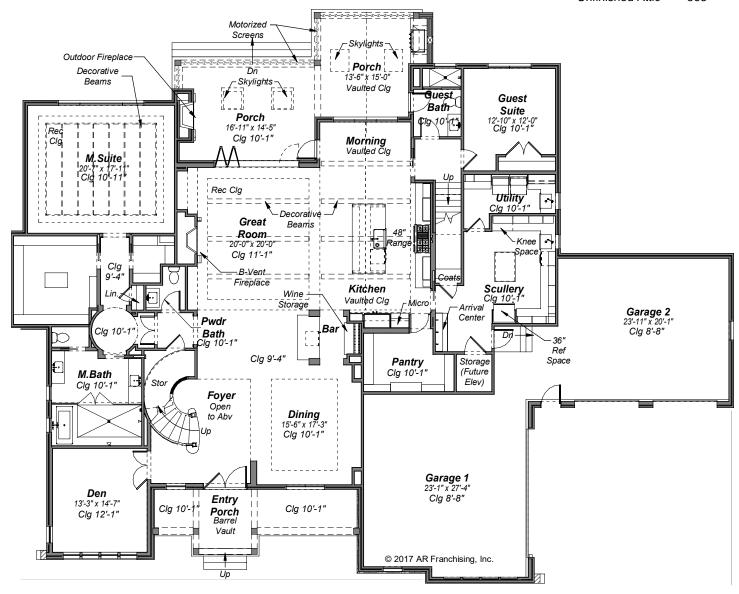


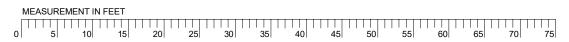
## **R**HOMES

Finished Square Footage Main Level 3,687

Upper Level 2,319 Total Finished 6,006

Unfinished Attic 563





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Franchise: #46 Heathstone Luxury Homes, LLC
File #: Arlington-I 1580F-R-02-2S/2F-"B"

**Drawn By:** MDF **Date:** July 21, 2020 A Custom Plan for: The Southern Comfort

## **R**HOMES Wet Bar w/ Bev Bedroom 4 Clg 9'-1" **Bonus** 16'-6" x 20'-9" Vaulted Clg © 2017 AR Franchising, Inc. **Bath 4** Clg 9'-1" Sit Down Media 16'-6" x 15'-9" Clg 9'-1" Counter Unfinished Wall & Attic Built-in -Up Door with Clg 9'-1" Bookshelf Elevator Pwd Bath Opt. Storage (Future Elev) 7'-10"HT **Bath 3** Clg 9'-<u>1"</u> Wall Clg 9'-1 Clg 9'-7" Laundry Clg 9'-1 Open to Bedroom 3 15'-4" x 12'-9' Clg 9'-1" Exercise/Flex **Space** 23'-0" x 20'-5" Clg 9'-0" 4'-6" Ht Knee Walls MEASUREMENT IN FEET This plan is the sole and exclusive property of AR Franchising, Inc. The reproduction, use or modification of this plan, for any purpose other than building a home with AR Homes or its authorized franchisees, is strictly prohibited. Note: Plan information is conceptual only. Certain items may be changed at production stage. A Custom Plan for:

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