



FARMHOUSE

## MONTCLAIR

Whoever it was that first characterized a home as someone's "castle" could very well have been describing the Montclair. Indeed, the design of this model not only offers its occupants an expansive feeling of roominess, but a genuine atmosphere of romance -- one especially evoked by the inclusion of a second-floor turret dormer that offers a hideaway reminiscent of Victorian-era literature.

The first-floor plan, which emphasizes both spaciousness and privacy, is ideally suited to entertaining. A long, recessed entrance foyer offers access to both a sequestered living room and a larger combination dining/family room, complete with fireplace, cathedral ceiling, and sliding glass doors opening onto a large deck. On one side of the dining area is a breakfast bar fronting on the kitchen, which also features an entrance to the foyer. Convenient to these areas is a centrally located powder room.



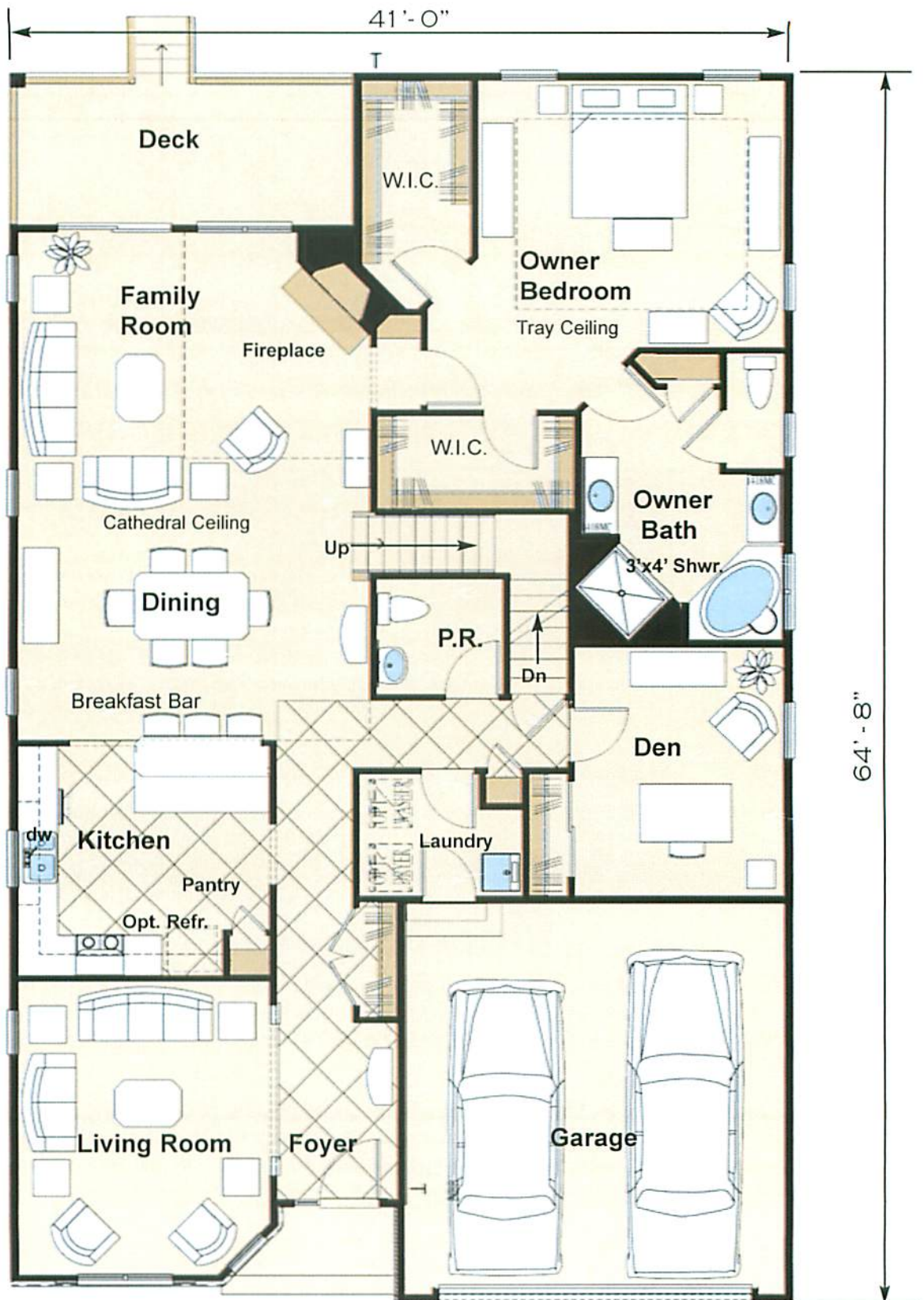
REAR ELEVATION

The first floor owner bedroom suite offers two sizable walk-in closets, full bath equipped with two wash basins, alcove soaking tub and shower. Off the main hall is a secluded den providing privacy and convenience to the kitchen. The second floor contains not only a good-size second bedroom with a walk-in closet, but a full bath, spacious loft and turret dormer.

Available in Traditional, Manor and Farmhouse models, the Montclair also features a two-car garage accessible to the interior via a laundry room, and full basement.

**DELUCA**

HOMES



### FIRST FLOOR PLAN

Preliminary floor plans. All dimensions are approximate. The seller reserves the right to change and/or alter materials, specifications, features, dimensions, designs, landscaping and prices without notice. Landscaping is provided in the front yard only. Placement or "hand" of house, elevations of the house and the electrical service location shall all be the sole discretion of Seller. Oral representations cannot be relied upon as correctly stating the representations of the seller. Refer to the contract and the other homeowner documents for correct representations. **Note:** Furniture and built-ins shown are not included. Consult with Sales Personnel for listed upgrades and packages.

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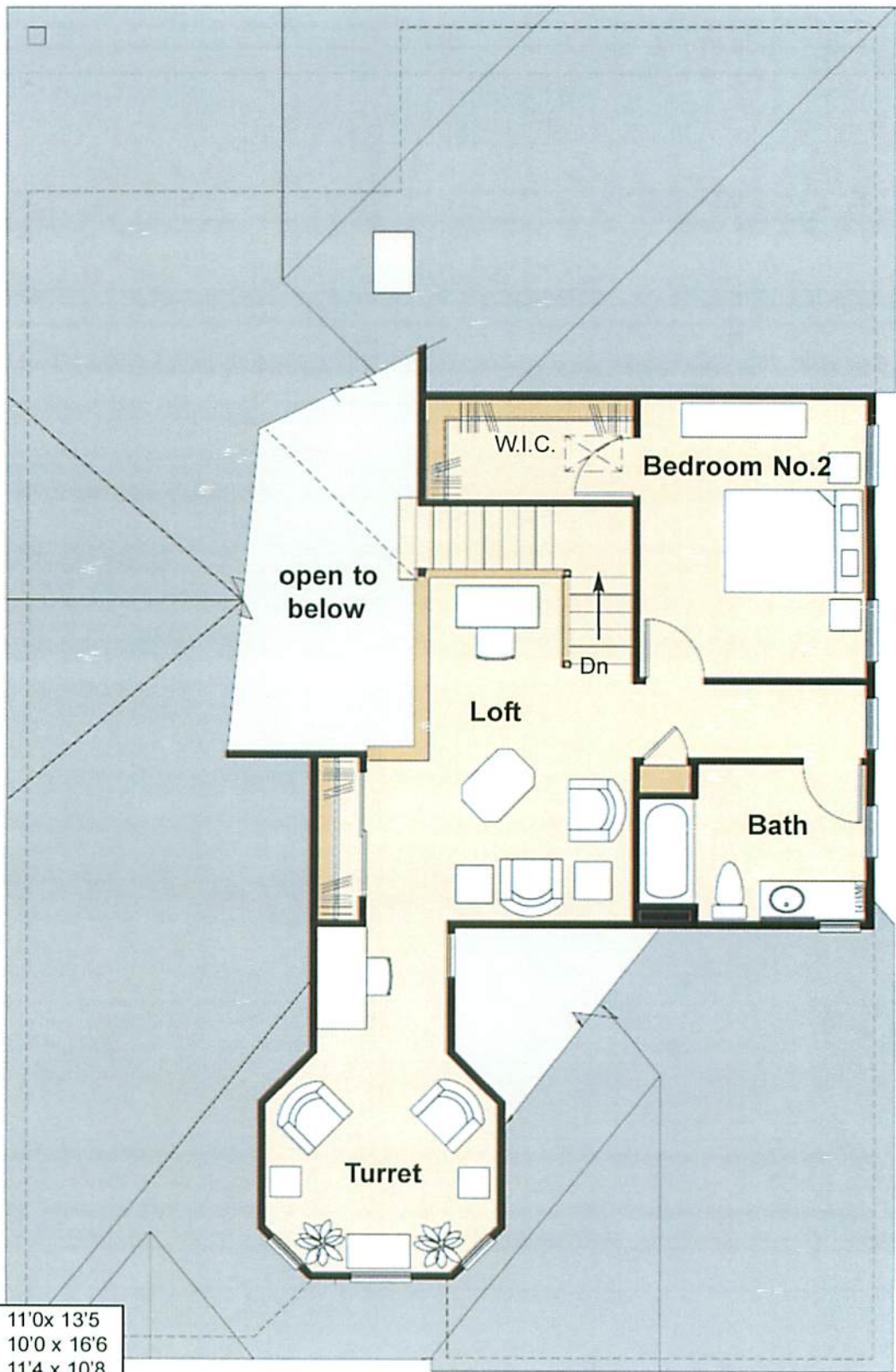
Second Floor:	738 S.F.
First Floor:	1,990 S.F.
<b>Total Area:</b>	<b>2,728 S.F.</b>
Garage:	427 S.F.



**TRADITIONAL**



**MANOR**



Bedroom No. 2	11'0" x 13'5"
Loft	10'0" x 16'6"
Turret	11'4" x 10'8"
Owner Bedroom	16'0" x 14'0"
Dining Room	18'6" x 11'8"
Kitchen	13'4" x 12'0"
Living Room	13'4" x 15'5"
Family Room	18'6" x 15'0"
Den	11'0" x 13'0"
Garage	19'10" x 20'6"
Deck	18'0" x 8'8"
Basement	63'0" x 40'0"