

  
← 32' →  
Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE BRAXTON

2070 SQ.FT.

Elements Specification

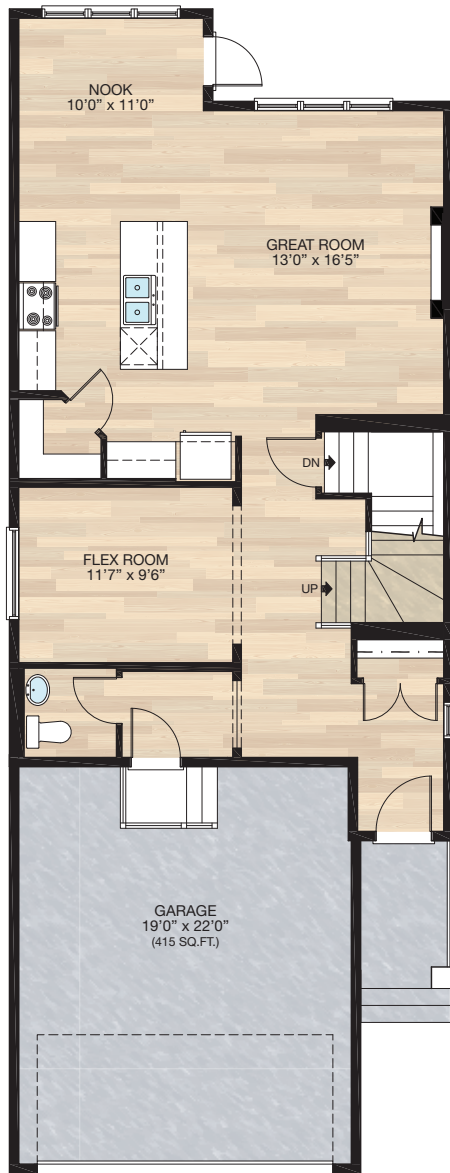
Elite Specification



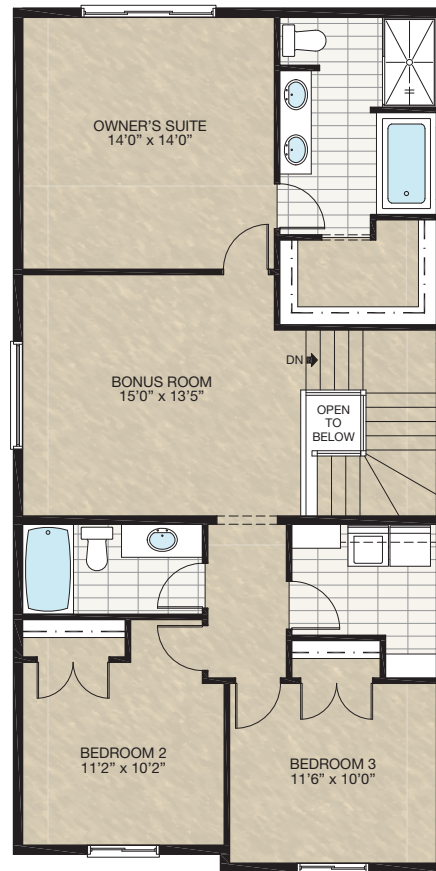
Trico Homes™  
The Heart of Homebuilding®

# STANDARD PLAN

THE  
**BRAXTON**  
2070 SQ.FT.



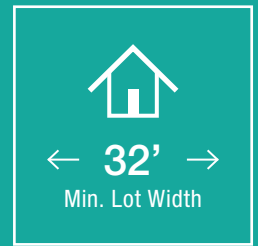
**MAIN**  
942 SQ.FT.



**UPPER**  
1128 SQ.FT.

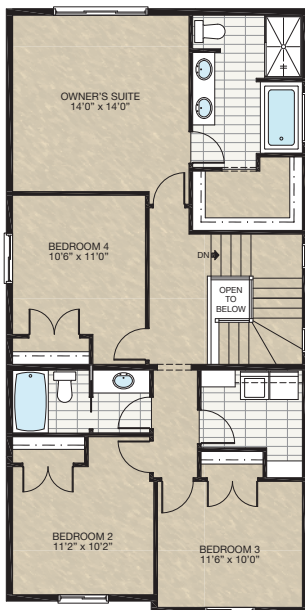


# FEATURED OPTIONS



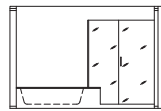
## SELECT-1 BEDROOM OPTION

- Delete Bonus Room including 72" x 24" window
- Add fourth bedroom including 48" x 48" window
- Increase vanity to 4'6"
- Add pocket door to main bath



## SELECT-2 ENSUITE OPTION

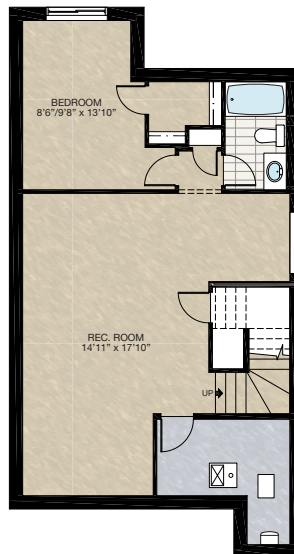
- Includes 10mm glass & tile shower
  - Add 30" x 40" frosted window
  - Increase vanity to 6'2½"
  - Includes pocket door to water closet
- \*Cannot be combined with **SELECT-1** or **SELECT-4**



Tile & Glass Ensuite Shower  
Detail For Select-2

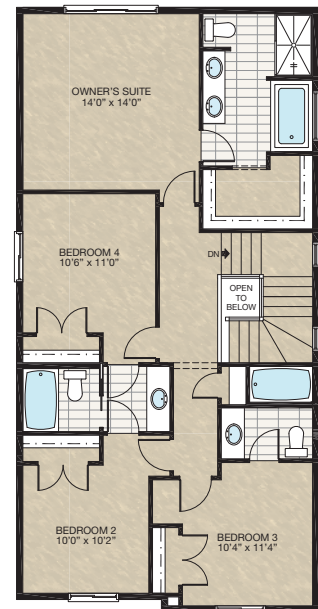
## SELECT-3 BASEMENT DEVELOPMENT OPTION

- 686 Sq.Ft. of developed area
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom clearance
- Includes finished basement stairwell
- Delete 2'8" door top of stairwell



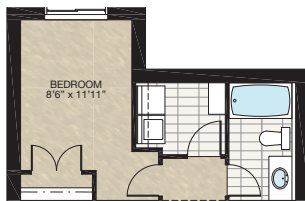
## SELECT-4 FOUR BEDROOM WITH ENSUITE OPTION

- Delete bonus room including 72" x 24" window
- Add fourth bedroom including 48" x 48" window
- Increase main bath vanity to 5'2"
- Add pocket door & swing door to main bath
- Move laundry to basement (will be placed near mechanical area)
- Create linen closet in hallway
- Add ensuite bathroom to bedroom 3



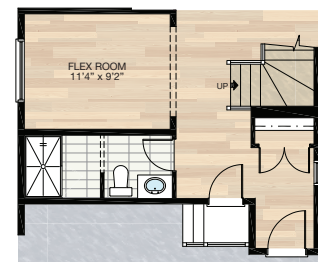
## SELECT-5 BASEMENT DEVELOPMENT WHEN SELECT-4 IS CHOSEN OPTION

- Extend bathroom vanity 6"
- Add laundry room including shelving
- IRE-design bedroom & closet

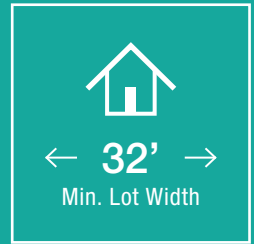


## SELECT-6 FULL BATHROOM OPTION

- Add 60" x 36" fiberglass shower and vanity to half bath
- This reduced flex room by 4"
- Move garage entrance door & stairs
- Add pot light to shower

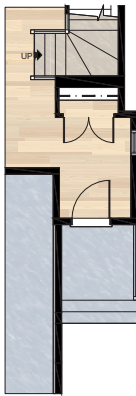


# FEATURED BRAXTON OPTIONS



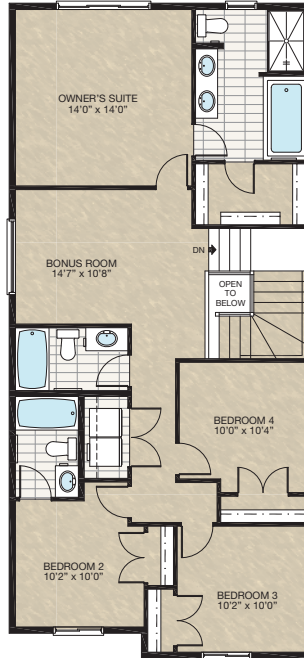
## SELECT-9 6" WIDE FRONT ENTRY & PORCH OPTION

- Additional 9 Sq.Ft. to main floor
- Extend front entry 1'0" x 9'0" & foundation below (Intended for 34' or wider home sites)



## SELECT-12 4 BEDROOM & 2 ENSUITE OPTION

- Extend front which adds 85 Sq.Ft. (only 60 Sq.Ft. for Midtown Elevation)
  - Redesign upper floor adding a fourth bedroom
  - Add second ensuite to bedroom 2
  - Delete linen from laundry
  - Add double passage door to laundry closet
- \*This option will alter elevation and windows will be dependent on elevation chosen.  
\*\*Porch column will need to be either pulled forward off of porch and porch depth adjusted, or porch and entrance will need to be pulled out to meet AC guidelines.



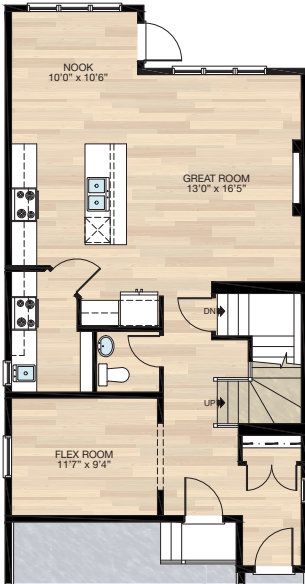


# FEATURED OPTIONS

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## SELECT-7 SPICE KITCHEN OPTION

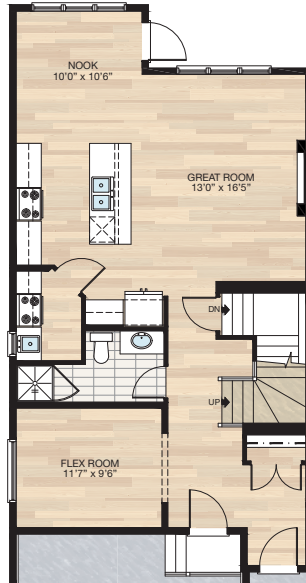
- Relocate flex room & half bath
- Delete pantry including 2'4" door
- Reduce window size in flex room to be 40" x 24"
- Add spice kitchen with 24" x 40" VSL window, range, hood fan, sink, pantry shelving & 6'11" of lower cabinets & 4'0" of upper cabinets
- Reduce kitchen cabinets 9" beside fridge
- Move garage entrance door & stairs
- Move kitchen island towards nook 6"
- Reduce island depth by 4"
- Additional 6" cabinetry next to stove at main kitchen



## SELECT-8 FULL BATH & SPICE KITCHEN OPTION

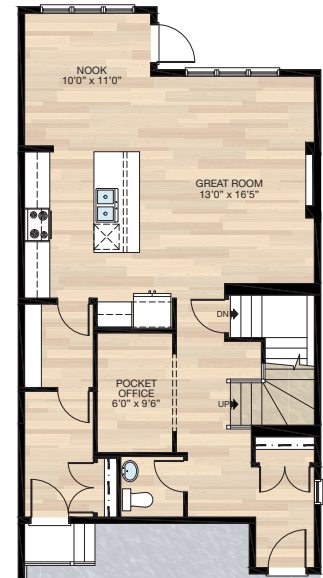
- Extend main floor into garage 1'0" adding 18 Sq.Ft. this reduces garage length to 21'0"
- Relocate flex room
- Delete pantry including 2'4" door
- Add spice kitchen with 24" x 40" VSL window, range, hood fan, sink, 4'6" of lower cabinets & 1'10" of upper cabinets, & 2'8" door
- Reduce kitchen cabinets 9" beside fridge
- Move garage entrance door & stairs
- Add 3" x 3" fibreglass shower & 42" vanity
- Move kitchen island towards nook 6"
- Reduce island depth by 4"
- Additional 6" cabinetry next to stove at main kitchen

\*\*This option will require foundation changes\*\*



## SELECT-10 WALK-THROUGH PANTRY OPTION

- Flex room becomes pocket office
- Walk-through pantry & mud room are created
- Increase kitchen cabinets 1'5½"
- Move garage entrance door & stairs
- Delete 60" x 24" P window



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Plan updated as of March 22, 2023.



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