

**DESCRIPTION**

THE SPRUCE COTTAGE IS A QUAIN GETAWAY WITH A SIMPLE AND VIEW ADVANTAGEOUS DESIGN. THE COTTAGE HAS AN OPEN CONCEPT CENTER WITH THE LIVING PORTION WRAPPED ON THREE SIDES BY A SCREENED PORCH PROVIDING A 180 DEGREE VIEW. THE TWO BEDROOMS WITH THEIR OWN SEPARATE BATHS ARE LOCATED ON EACH SIDE ALLOWING THEM TO HAVE 180 DEGREE VIEWS AS WELL. THE DOUBLE SIDED FIREPLACE COMPLETES THE DESIGN.

**AREA CALCULATIONS**

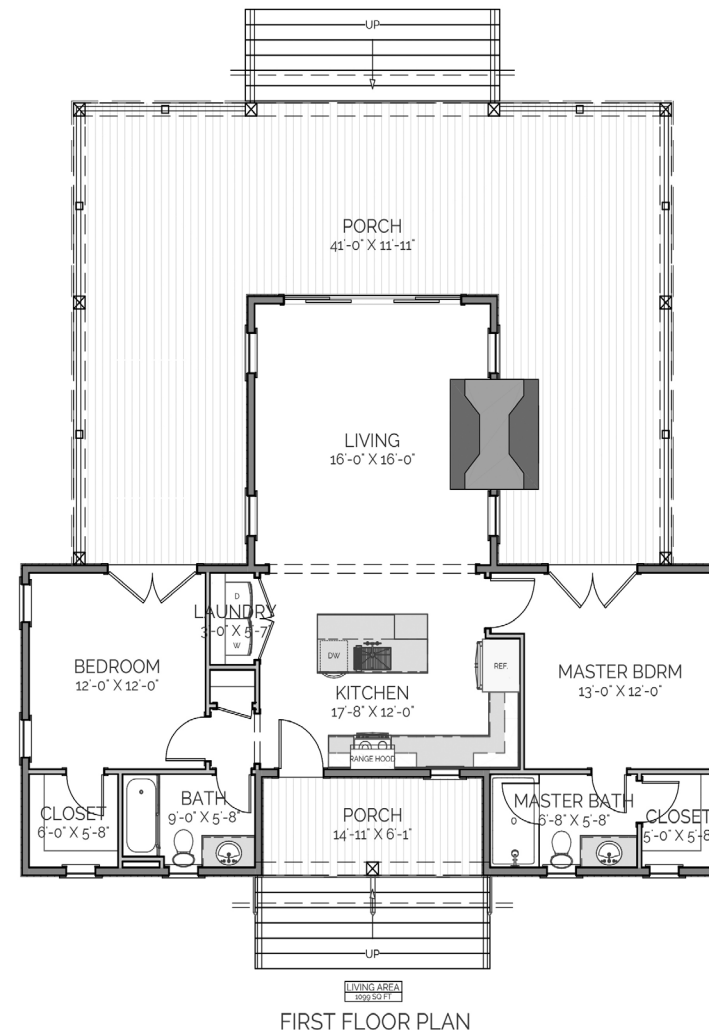
FIRST FLOOR CONDITIONED  
1,099 SQ FT  
TOTAL CONDITIONED  
1,099 SQ FT  
FIRST FLOOR UNDER ROOF  
2,067SQ FT  
TOTAL UNDER ROOF  
2,067 SQ FT

**OVERALL DIMENSIONS**

OVERALL WIDTH  
47' - 9"  
OVERALL DEPTH  
47' - 6"

**HIGHLIGHTS**

- 1 STORY ▪ 2 BATH ▪ 2 BEDROOM
- OPEN CONCEPT ▪ LAUNDRY
- WRAP AROUND SCREENED PORCH
- DOUBLE SIDED FIREPLACE



# SPRUCE

## COTTAGE

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