

IVY QUAD - LARAGH ESTATE



Laragh Estate Great Room

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The Laragh Estate features almost 6,000 square feet of living space elegantly spread across three levels. Key amenities include a spacious great room with 22' coffered ceilings, up to 6 bedrooms and 6 bathrooms, an optional tailgate prep kitchen and an attached 3-car garage.

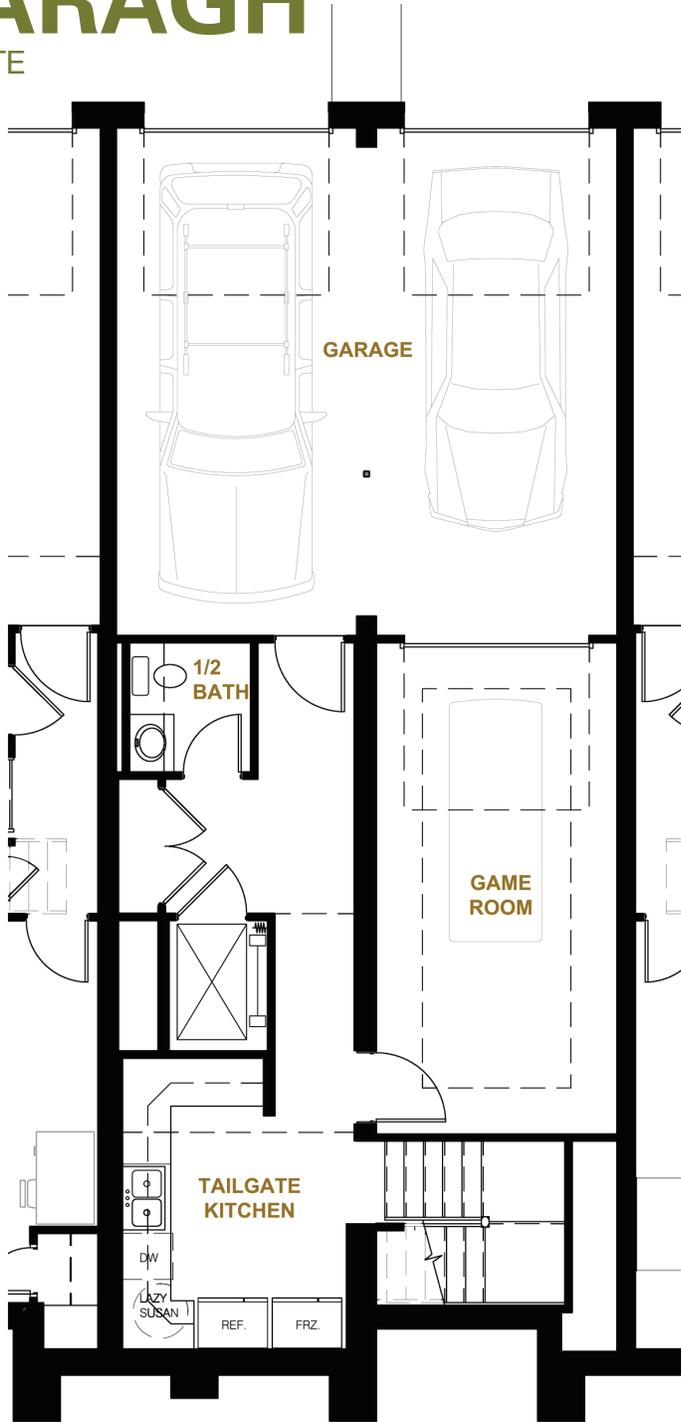
FLOOR PLAN HIGHLIGHTS

- 2 Juliet balconies with 9' wide windows and Andersen® wood sliding doors
- 12' x 44' deck
- 10' and 22' ceilings
- Large granite island counter tops
- Third level loft overlooking great room
- Fireplace
- Private elevator
- Attached 3-car garage



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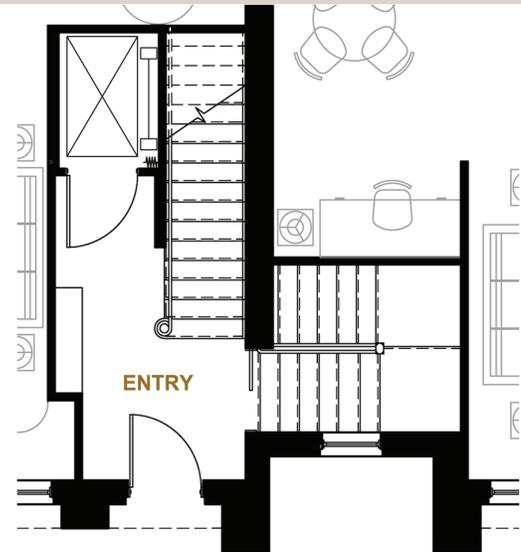
BASEMENT LEVEL

LOWER LEVEL GARAGE

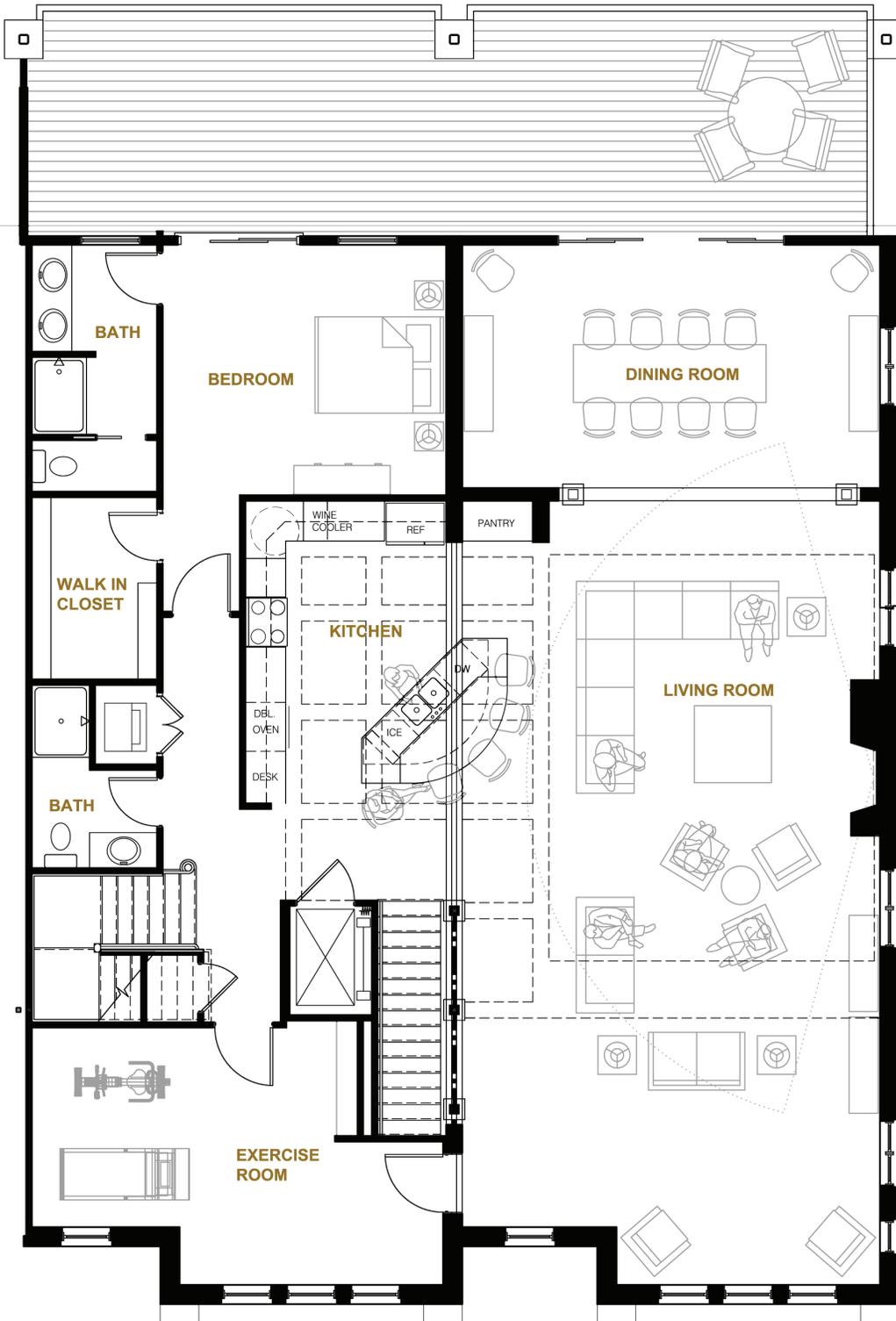
The lower level of the Laragh Estate offers a 3-car garage with a back door leading into the optional 13'4" x 13'7" tailgate prep kitchen. Also included is a half bathroom, storage closet, and private elevator. Entertainment space can be expanded with the option to forgo the third car space in lieu of a game room. Optional game room and tailgate prep kitchen floor plans are available upon request from our sales office.

DIMENSIONS

Optional Tailgate Kitchen	13'4" x 13'7"
3rd Car Space / Optional Game Room	21'3" x 10'
Bath	5'10" x 5'10"



ENTRY LEVEL



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SECOND LEVEL MAIN LIVING

The open floorplan of the Laragh Estate features a great room that connects to the kitchen, dining room and study (optional 5th bedroom). A large 44' deck provides plenty of room for outdoor entertainment and is accessible from both the owner's suite and dining room.

DIMENSIONS

Kitchen	21'7" x 15'8"
Great Rm.	19'4" x 40'7"
Study/ 5th Bed	13'4" x 21'6"
Full Bath	8'4" x 6'6"
Dining	12'5" x 21'8"
Owner's Suite	13' x 14'8"
Owner's Bath	13'2" x 6'6"
Deck	44' x 12'

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THIRD LEVEL STANDARD

With 3 large bedrooms (with attached full baths), an additional laundry room, loft and balcony, the third level floorplan of the Laragh Estate is ideal for a larger family or for making guests feel at home.

DIMENSIONS

Balcony	21'4" x 9'2"
Loft	20'9" x 23'9"
Bedroom #2	13'8" x 13'4"
Bath #2	8'5" x 10'8"
Bedroom #3	12'9" x 13'
Bath #3	8'5" x 9'2"
Bedroom #4	13'4" x 13'
Bath #4	8' x 8'

