

Fun Farmhouse



1,064 square feet

HMAFAPW01298 Details:

- ◆ Bedrooms: 2
- ◆ Baths: 1
- ◆ Main Floor: 1,064 sq. ft.
- ◆ Standard Basement: 1,064 sq. ft.
- ◆ Dimensions: 38-0 x 34-0
- ◆ Exterior Wall Framing: 2x6

A lovely front porch and twin dormers bring warm appeal to this petite plan.

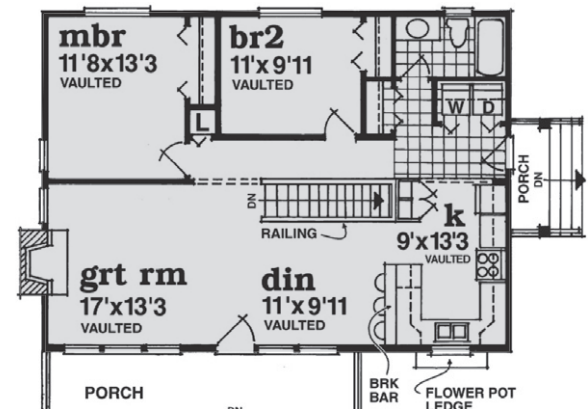
Who says big houses have all the fun? This plan sports an open layout that would make a great vacation home or budget-friendly primary residence. An unfinished basement offers the opportunity to double the area.

A cozy front porch opens into a vaulted great room and its adjoining dining area. The vaulted ceilings and very open layout add a sense of spaciousness. A warm hearth in the great room provides coziness.

The U-shaped kitchen has a breakfast bar with seating for three open to the dining room and a sink overlooking a flower box.

Two bedrooms, each with vaulted ceilings, are positioned along the back of the plan. Each has wall closets and a view of the backyard. They share the full bath that waits in the utility zone, near the laundry closet and a small side porch. An open-rail staircase leads to the basement.

Vaulted ceilings throughout this home add a sense of space to the efficient design.



A downloadable study of Plan HMAFAPW01298, including general information on building costs and financing, is available at www.houseoftheweek.com. To receive a study plan by mail, include a check or money order for \$10, plus state and local sales tax, payable to House of the Week. Mail to: Hanley Wood, 3275 W. Ina Rd., Suite 260, Tucson, AZ 85741. Be sure to reference the plan number. To view hundreds of home designs, visit www.houseoftheweek.com.

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Source: Bankrate.com

Legend: The rate and annual percentage rate (APR) are effective as of 11/12/12. © 2012 Bankrate, Inc. <http://www.interest.com>. The APR may increase after consumation and may vary. Payments do not include amounts for taxes and insurance. The fees set forth for each advertisement above may be charged to open the plan (A) Mortgage Banker, (B) Mortgage Broker, (C) Bank, (D) S & L, (E) Credit Union, (BA) indicates Licensed Mortgage Banker, NYS Banking Dept., (BR) indicates Registered Mortgage Broker, NYS Banking Dept., (loans arranged through third parties). "Call for Rates" means actual rates were not available at press time. All rates are quoted on a minimum FICO score of 740. Conventional loans are based on loan amounts of \$165,000. Jumbo loans are based on loan amounts of \$435,000. Points quoted include discount and/or origination. Lock Days: 30-60. Annual percentage rates (APRs) are based on fully indexed rates for adjustable rate mortgages (ARMs). The APR on your specific loan may differ from the sample used. Fees reflect charges relative to the APR. If your down payment is less than 20% of the home's value, you will be subject to private mortgage insurance, or PMI. Bankrate, Inc. does not guarantee the accuracy of the information appearing above or the availability of rates and fees in this table. All rates, fees and other information are subject to change without notice. Bankrate, Inc. does not own any financial institutions. Some or all of the companies appearing in this table pay a fee to appear in this table. If you are seeking a mortgage in excess of \$417,000, recent legislation may enable lenders in certain locations to provide rates that are different from those shown in the table above. Sample Repayment Terms - ex. 360 monthly payments of \$5.29 per \$1,000 borrowed ex. 180 monthly payments of \$7.56 per \$1,000 borrowed. We recommend that you contact your lender directly to determine what rates may be available to you. To appear in this table, call 800-509-4636. To report any inaccuracies, call 888-509-4636. • <http://toledo.interest.com>