

# THE CAPLIN

## BY LIVING STONE CONSTRUCTION



The Caplin is a universally designed home that maximizes your mountain views, boasts a real old-world feel, and is incredibly energy efficient. This floor plan works well, on a flat or sloping lot, for families of all sizes and ages. With a large master suite, open entertaining spaces, and optional study all on the main level, it is ideal for the couple that is looking to slow down their professional life and begin enjoying mountain living. Since it can have overflow bedrooms, bathrooms, and recreational space on the lower level, family and friends can stay as (little or) long as you like! This future 4 bedroom can easily be converted into more bedrooms (or bonus spaces) by finishing out the lower level or utilizing some of the oversized attic. Perhaps the best feature of this home is its orientation to the mountain views from the great room, master bedroom, and screened porch. This plan allows for 1,992 hsf on the main level and an optional additional 995 of hsf on the lower level.

Although shown over an unfinished basement, the foundation can also be placed over a fully finished lower level depending on your needs and desired budget.



SOUTHCLIFF®

# THE CAPLIN FLOOR PLAN

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MAIN LEVEL



LOWER LEVEL

## SPECIFICATIONS

- Old World style home built by Living Stone Construction, Inc.
- 2,987 heated square foot home (including partially finished lower level)
- 4 bedrooms, 3 1/2 baths
- Energy Star Certified Home, utility discounts - eligible
- NC Greenbuilt certified for high IAQ (Indoor Air Quality)
- Main Level 2 car garage
- Spacious great room with vaulted ceilings and beams
- Large master suite with tray ceiling
- High efficiency heat pump, or dual fuel furnace
- High efficiency heat pump water heater
- Views maximized by windows across the back of the home
- Large covered porches

## INTERIOR FEATURES

- 10' ceilings throughout main level
- Large open kitchen with island
- Central staircase
- Gas fireplace with natural stone surround
- Universal design (Aging-in-Place living)
- Granite countertops
- Stainless steel appliances
- Ample size walk-in master closet (California style)
- 3" oak hardwood flooring throughout
- Kohler plumbing fixtures
- Foam insulation in the roof for climatized storage
- Lots of unfinished basement (for optional wine or safe rooms)
- Customized selections on each home

## EXTERIOR FEATURES

- Natural stone veneer, columns and pebble dash stucco
- Aluminum clad windows with SDLs, Low-E glass
- Natural stone, hardi-plank siding, and other low maintenance exterior finishes
- Architectural shingles and metal roof accents
- Covered front porch and ample back porch with fireplace and/or patio with kitchenette
- 2x6 Exterior walls for maximum insulation
- Custom milled porch and deck railings

## HEATED/FINISHED:

Main Level: 1,992 hsf  
Lower Level: 995 hsf

Total: 2,987 hsf