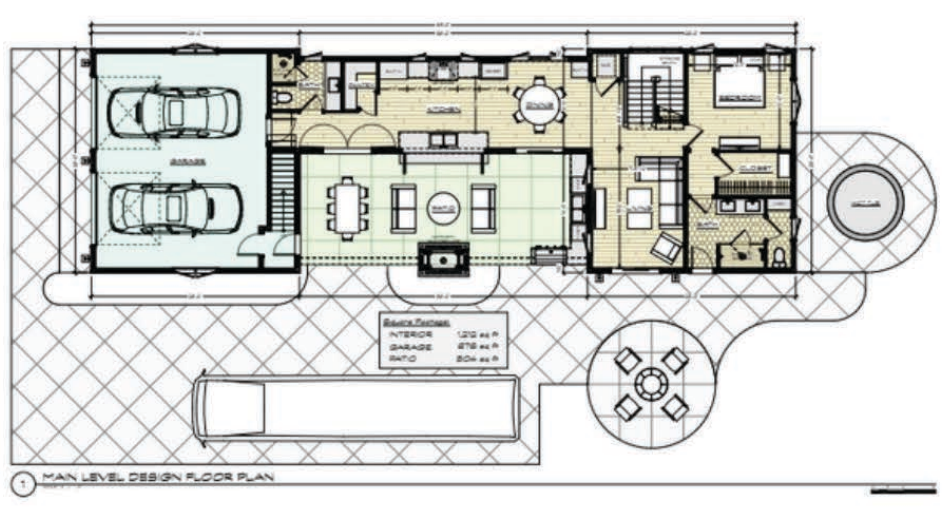




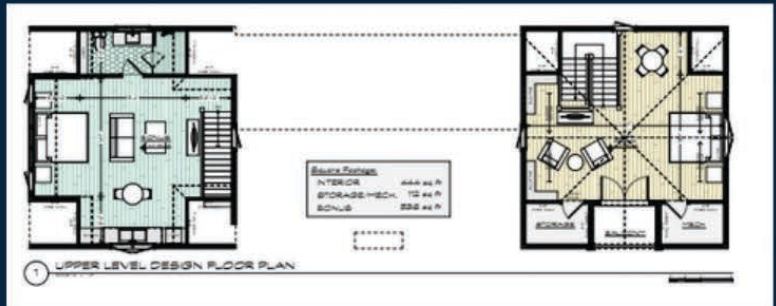
# RIVER BIRCH



1,212 ft
 1 Bed
 2 Bath
 2 Car

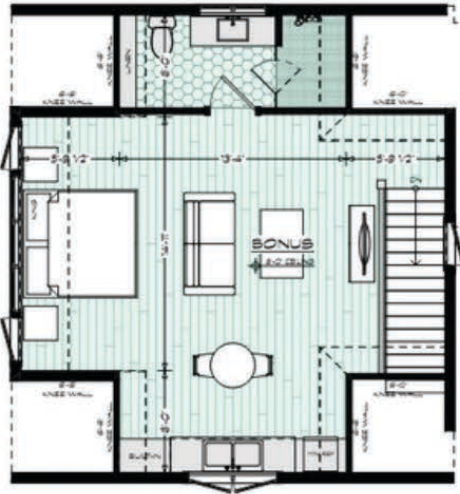
The River Birch model epitomizes spacious yet intimate gatherings, seamlessly blending indoor and outdoor living. Wayne Visbeen, architect, envisioned flexibility to configure as a one-bedroom retreat with a private bath and a convenient half bath for daytime guests, this home accommodates evolving needs. Expand your living space with an optional loft above the primary bedroom and a third suite over the garage, offering versatility for personal use or lucrative rental opportunities. The galley kitchen flows effortlessly, catering to gatherings beneath the pergola and by the double-sided fireplace, ideal for alfresco dining under the stars. Relaxation awaits with a fire pit at the rear and the option to indulge in a hot tub. Designed for utmost privacy, the layout ensures a tranquil oasis amidst luxurious landscaping. Optional dormers add visual interest and natural light to the striking roof design, enhancing curb appeal and your enjoyment from both inside and outside your home. Right sized at 1200 sq conditioned space and 600 outdoor you have all you need in a cozy package.

**Taking Luxury to The Next Level**  
 Add significant square footage and opportunity by finishing the loft and bonus rooms. Choose one of Visbeen Architecture's handsome layouts, or work with our team to customize your space to your specific needs.





# RIVER BIRCH



Square Footage:	
INTERIOR	444 sq ft
STORAGE/MECH.	112 sq ft
BONUS	536 sq ft



1 UPPER LEVEL DESIGN FLOOR PLAN  
SCALE: 1/4" = 1'-0"



Shown with  
Shingled  
Roof  
Option



Considering additional living space for family, friends or rental guests? Our design build team is here to help ensure you are getting the most out of your investment.

Reach us to find out all of the ways we can make this design 100% YOU



Wayne Visbeen  
PRINCIPAL, VISBEEN ARCHITECTURE

Schedule Your  
Design  
Consultation  
Today.