



**THE RETREAT AT WATERS EDGE - PLAN M7950A2F2RD-0**

Total Area: 9820 sq. ft.  
Garage Area: 1872 sq. ft.  
Garage Area: 1872 sq. ft.  
Garage Size: 4  
Stories: 3  
Bedrooms: 4  
Full Baths: 6  
Half Baths: 2  
Width: 126'-0"  
Depth: 94'-0"  
Height: 38'-6"  
Foundation: Crawl Space

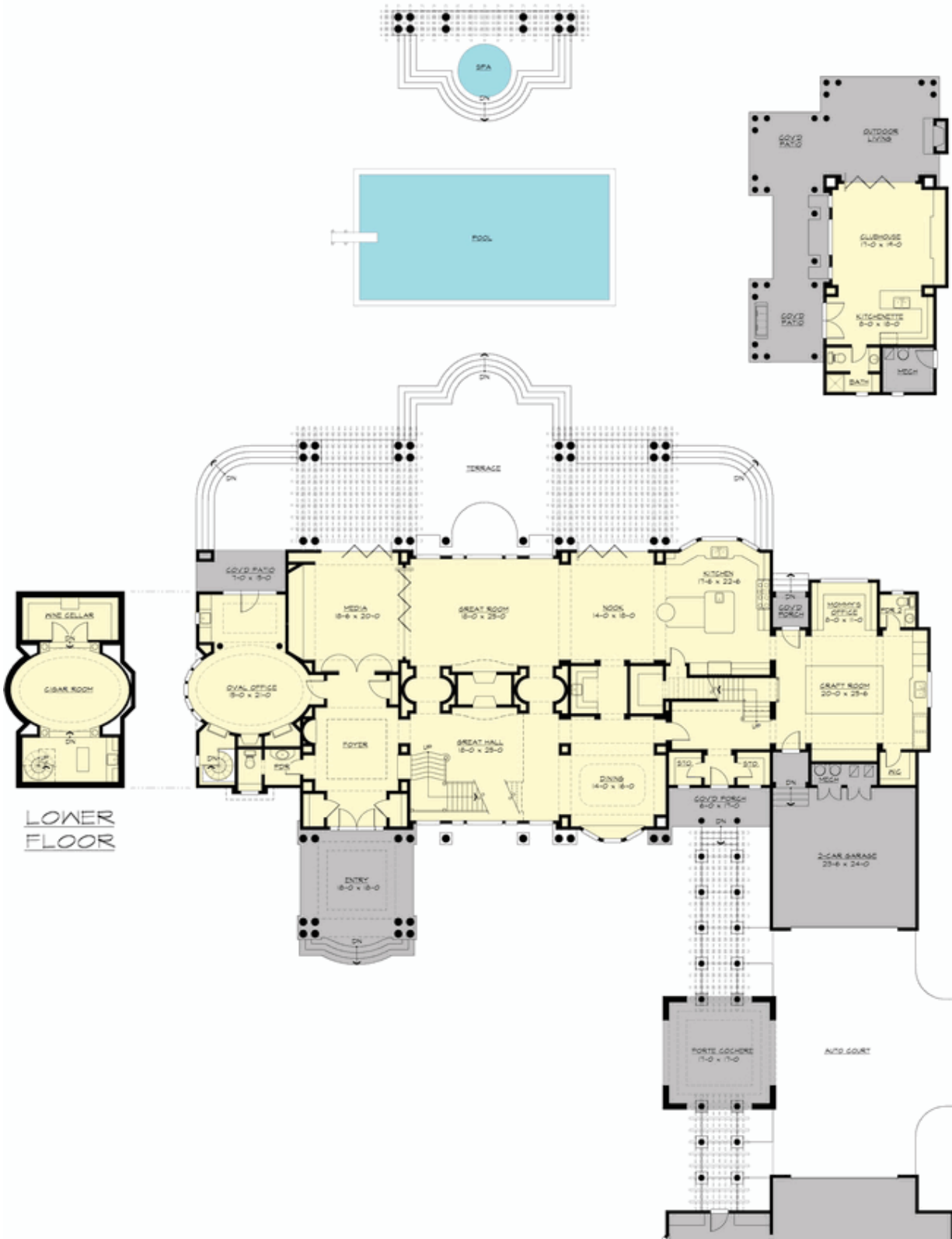


***Year-Round Resort Living Without Ever Leaving Home.***

"Best of Show" winner at both the 2006 Seattle Street of Dreams and the 2007 AIBD Design Competition, the Retreat was inspired by the timeless villas of Tuscany. The shingle-style estate's five structures are joined by trellised arbors and sheltering roofs, its traditional forms complementing floor plans designed for active lifestyles. The entry opens to a soaring great hall with a grand stair, fireplace and overlook balcony. A central skylight floods the center of the home with sunlight, drawing attention to the sculptural ceilings. A false bookcase in the oval office hides a spiral stair to the wine cellar below. Full-width folding glass doors join the informal living areas with the pool terrace, creating a great entertainment space. The versatile cabana doubles as a guesthouse. The enormous craft room fills every home management need. The upstairs combines luxury and privacy for the owners with fun and play for the children.

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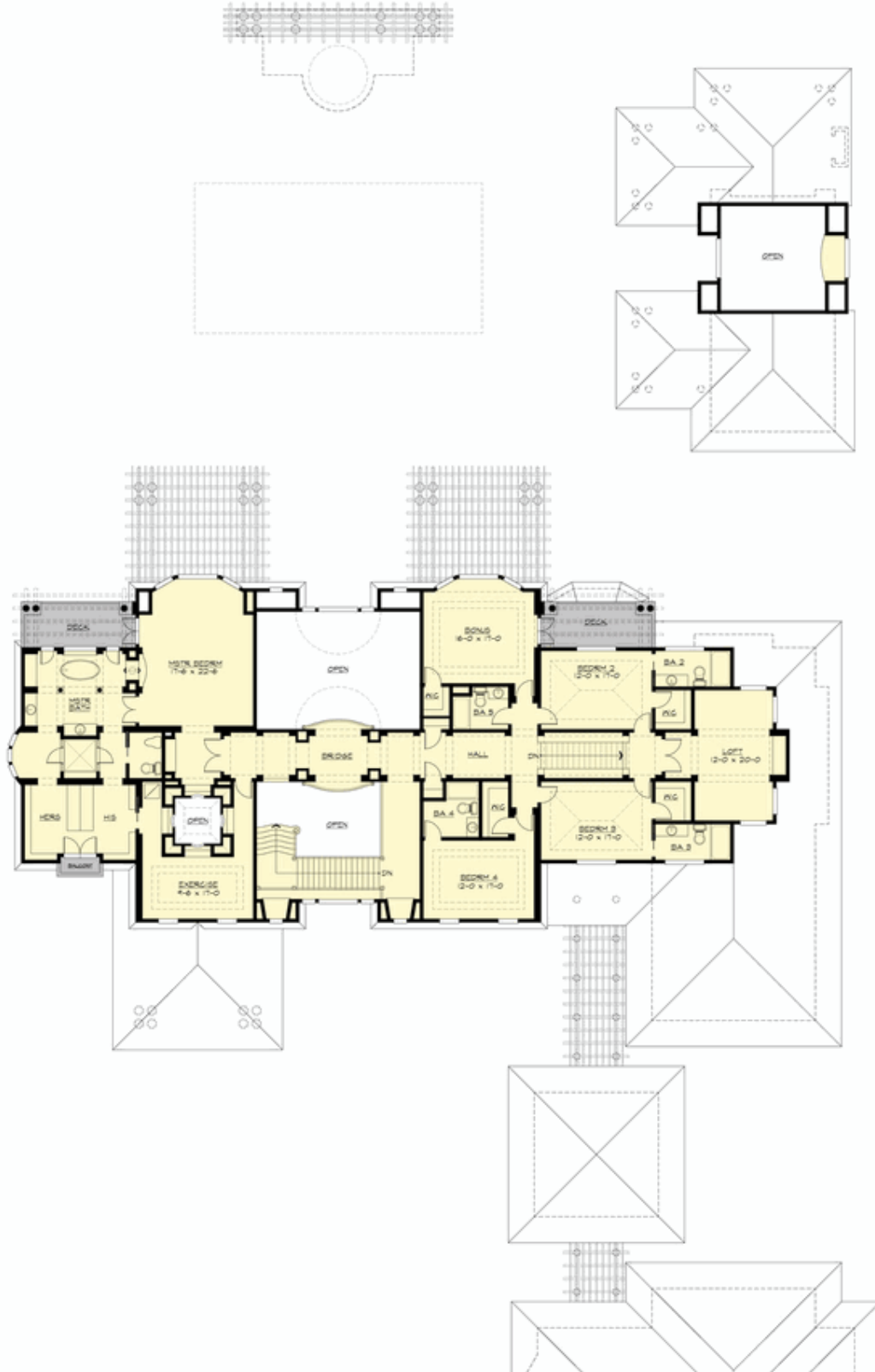
**MAIN FLOOR**

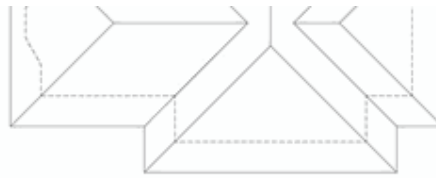




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UPPER FLOOR







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**PLAN DETAILS**

**Area Summary**

Total Area: 9820 sq. ft.  
 Main Floor: 5472 sq. ft.  
 Upper Floor: 3758 sq. ft.  
 Lower Floor: 590 sq. ft.  
 Garage Floor: 1872 sq. ft.

**General Information**

Stories: 3  
 Width: 126'-0"  
 Depth: 94'-0"  
 Height: 38'-6"

**Architectural Style**

Hampton  
 Shingle  
 Traditional

**Number of Rooms**

Bedrooms: 4  
 Full Baths: 6  
 Half Baths: 2

**Garage**

Garage Size: 4  
 Garage Door Location: Front  
 Garage Type: Detached

**Roof Pitches**

Primary: 4:12

**Wall Heights**

Main: 12'-0"  
 Upper: 10'-0"  
 3rd Floor: 0'-0"  
 Lower: 9'-0"

**Foundation Type**

Crawl Space

**Roof Framing**

Trusses

**Floor Load**

Live (lbs): 40 PSF  
 Dead (lbs): 10 PSF

**Roof Load**

Live (lbs): 25 PSF  
 Dead (lbs): 15 PSF  
 Wind: 85 MPH

**Design Features**

- Award Winning Design
- Best Selling Plan
- Bonus Space @ Main Floor & Upper Floor
- Den/Office
- Great Room
- Laundry Room @ Main Floor
- Luxury Plan
- Master Bedroom @ Upper Floor Rear
- Rear Porch
- View Lot - Rear