



Photorealistic Architectural Rendering

Montivillers 2 | 4,583 Sq. Ft. Heated & Cooled

4 Bedrooms | 4 Baths | 3-Car Garage

Modern Farmhouse | Open Concept | Estate-Lot Presence

Designed for families who value privacy, intentional zoning, and refined everyday livability. Recommended for buyers seeking open-concept living with meaningful outdoor integration.

Consider adding this plan to your active lineup or adapting it to align with your current lot inventory.

MARKET ADVANTAGES

- 4 Bedrooms
- 4 Bathrooms
- Private Owner's Suite
- Open Living, Dining, and Kitchen
- Hidden Access to Large Walk-In Pantry
- Three-Car Auto storage (Garage)
- Motor Court Entry
- Families who value privacy and gathering space
- Entertainers who enjoy indoor-outdoor flow
- Homeowners seeking single-level livability
- Buyers prioritizing intentional room separation

Private Owner's Suite

Available as designed or modified to fit lot conditions and target market.

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Montivillers 2 | 4,583 Sq. Ft.

The Montivillers 2 plan is organized around a central living core with a private owner's wing and a separate secondary bedroom corridor. A motor court approach enhances privacy, while direct access from the main living areas to the terrace and pool area supports indoor-outdoor living. Designed for how families live today, the layout balances entertaining space with retreat-oriented bedroom zoning.

BUILD CONSIDERATIONS

- Clean structural spans within main living core
- Efficient bedroom clustering for mechanical routing
- Garage configuration adaptable for depth or side-entry
- Terrace footprint scalable based on lot width
- Elevation materials easily tailored to market segment

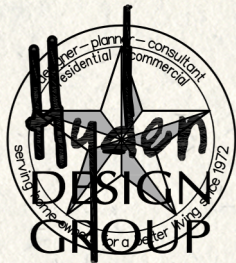
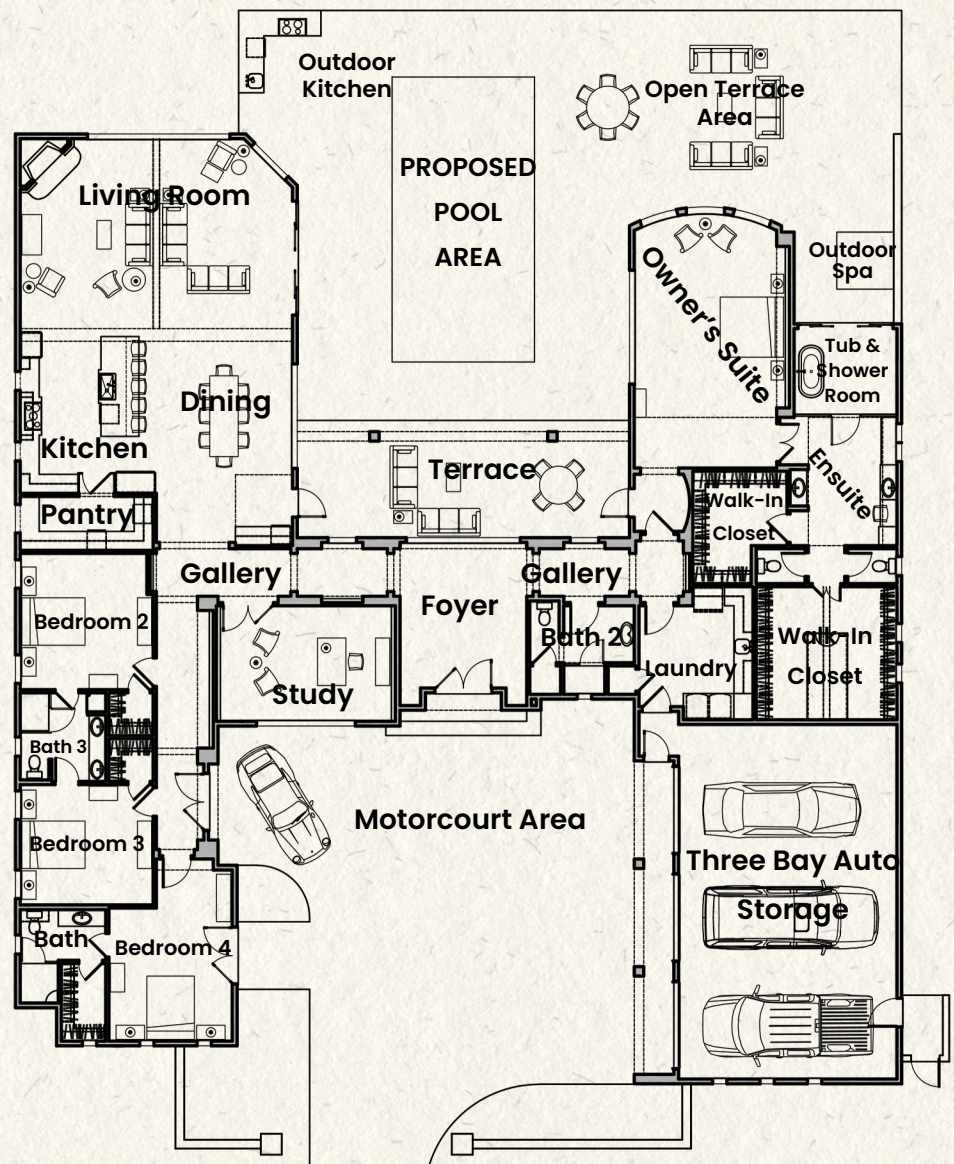
MARKET FIT

Well suited for:

- Texas Hill Country acreage
- Estate neighborhoods
- Move-up family communities
- Executive relocation buyers

At a Glance

- 4,583 sq. ft.
- 4 Bedrooms
- 4 Bathrooms
- Private Owner's Suite
- Open Living
- Large Walk-In Pantry
- Three-Car Auto Storage
- Motor Court Entry



From the studio of
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