



Photorealistic Architectural Rendering

Brookten Farm | 4,112 Sq. Ft. | Heated & Cooled
4 Bedrooms | 4.5 Baths | 3-Bay Auto Storage (Garage)
Modern Farmhouse | Open Concept | Estate-Lot Presence

Recommended for move-up and executive buyers seeking open-concept living with strong curb appeal and meaningful outdoor integration.

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

MARKET ADVANTAGES

- 10' First & Second-Floor Ceilings
- 14' Kitchen / Dining / Living Cellings
- Expansive Open Kitchen / Dining / Living Core
- Large Walk-In Pantry
- Private Owner's Suite with Lounge
- Ensuite with Shower/Tub Room

MARKET FIT

Well suited for:

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

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

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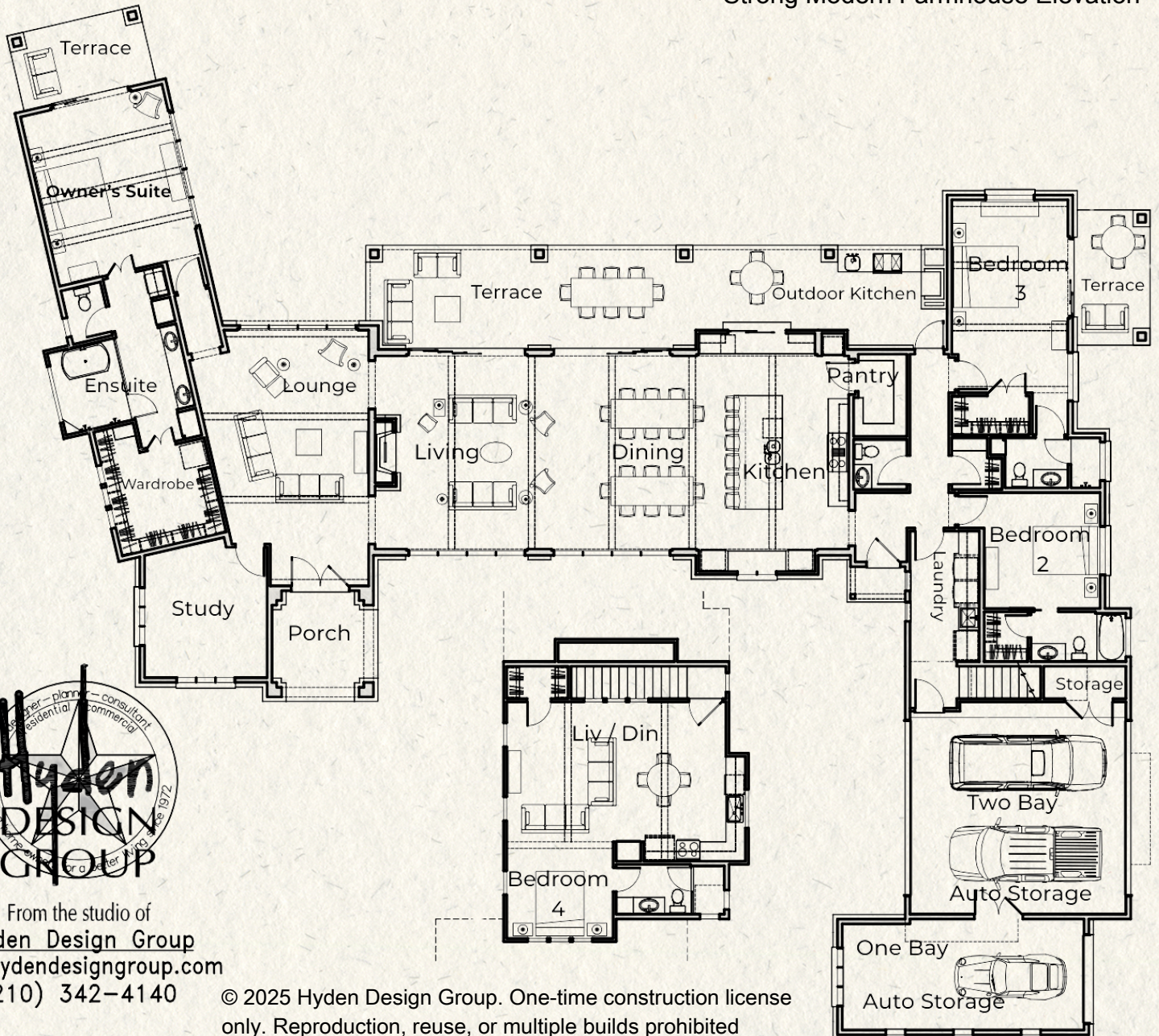
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DESIGN STRENGTHS

- Centralized entertaining core for modern family living
- Owner's Suite privately positioned away from secondary bedrooms
- Indoor-outdoor flow designed for covered terrace expansion
- Dedicated study for remote work demand
- Upper-level living area adds flexibility without over complicating structure

BUILD CONSIDERATIONS

- Clean structural spans within main living core
- Efficient bedroom clustering for mechanical routing
- Auto Storage (Garage) allows drive-thru option with dual side entrance
- Terrace footprint scalable based on lot width
- Elevation materials easily tailored to market segment
- 3-Bay Auto Storage (Garage)
- Flexible Second-Floor Living Area
- Balanced Bedroom Separation
- Covered Terraces with Outdoor Kitchen + Fireplace
- Strong Modern Farmhouse Elevation



From the studio of
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