



**THE MONSERRATO**

**PLAN # RF-NOO-003**



**MAIN FLOOR PLAN**

This cozy three bedroom duplex gives a new look to eco-density. Beautiful craftsman style detailing, well designed rooms and a full array of amenities make these homes a delight to live in. Second floor bedrooms are detached from the opposing unit for better sound insulation and low traffic/high noise areas attach the two units. This highly functional home offers everything you could want in a home this size.

**Dimensions:** 63' 5" W x 46' 9" D  
**Levels:** 2  
**Square Footage:** 1,721.71/Unit  
**Main Floor Sq. Ft.:** 900.44/Unit  
**Second Floor Sq. Ft.:** 821.87/Unit

**Bedrooms:** 3 + 3  
**Full Baths:** 3 + 3  
**Half Baths:** 1 + 1  
**Garage Stalls:** 1  
**Height:** 30' 2"  
**Roof Pitch:** 10/12



**SECOND FLOOR PLAN**