
 3 Bedrooms

 2½ Bathrooms

 Double Garage

THE BRAXTON ZLL

2071 SQ.FT.

☐ Elements Specification

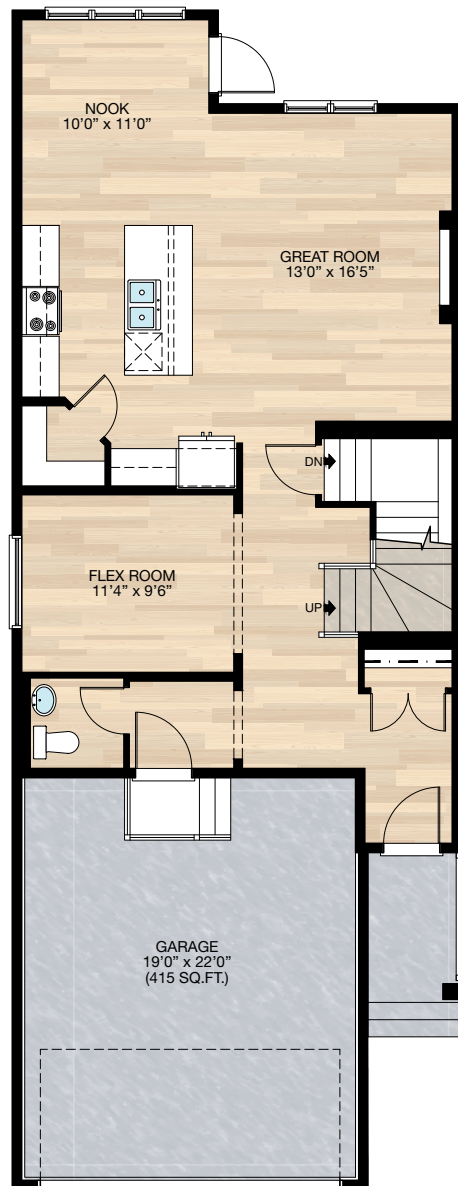
☐ Elite Specification



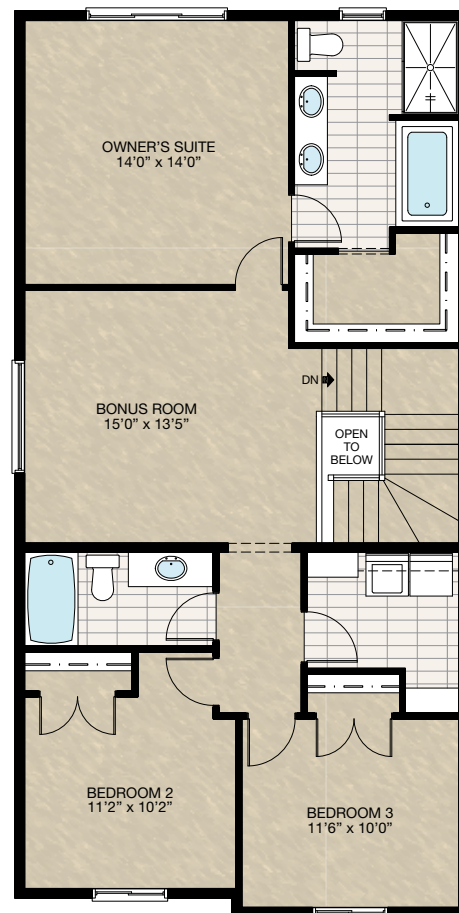
Trico Homes™
The Heart of Homebuilding®

STANDARD PLAN

THE
BRAXTON ZLL
2071 SQ.FT.



MAIN
942 SQ.FT.



UPPER
1129 SQ.FT.

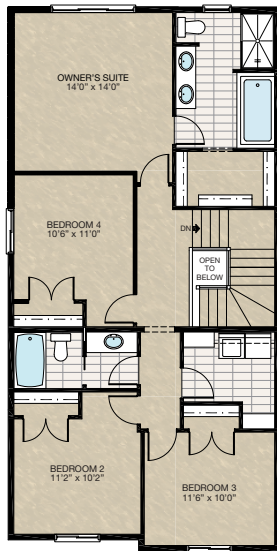


FEATURED OPTIONS



☐ **SELECT-1** 4 BEDROOM OPTION

- Short side zero only
- Delete bonus room including 72" x 24" window
- Add fourth bedroom including 48" x 48" window
- Increase vanity to 4'6"
- Add pocket door to main bath



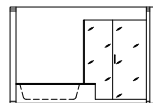
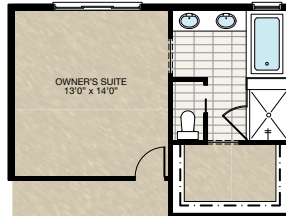
☐ **SELECT-5** BASEMENT DEVELOPMENT CHANGES WHEN SELECT-4 OPTION IS CHOSEN

- Short side zero only
- Extend bathroom vanity 6"
- Add laundry room including shelving
- Re-design bedroom & closet



☐ **SELECT-2** ENSUITE OPTION

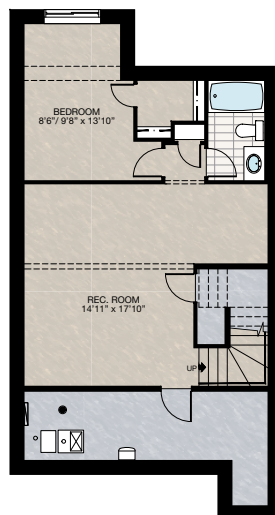
- Includes 10mm glass & tile shower
- Add 30" x 40" frosted window
- Increase vanity to 6'2½"
- Includes pocket door to water closet
- This option cannot be combined with **SELECT-1** or **SELECT-4**



Tile & Glass Ensuite Shower
Detail For Select-2

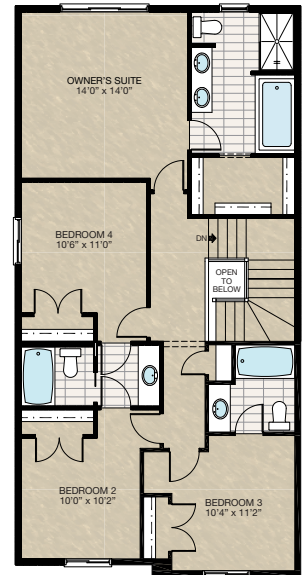
☐ **SELECT-3** BASEMENT DEVELOPMENT OPTION

- 610 Sq.Ft. of developed area
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom clearance
- Includes finished basement stairwell
- Delete 2'8" door top of stairwell



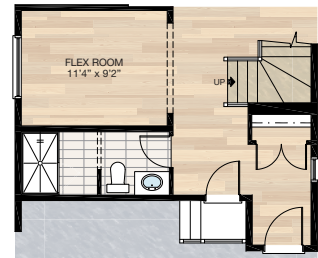
☐ **SELECT-4** 4 BEDROOM WITH ENSUITE OPTION

- Short side zero only
- Delete bonus room including 72" x 24" window
- Add fourth bedroom including 48" x 48" window
- Increase main bath vanity to 5'2"
- Add pocket door & swing door to main bath
- Move laundry to basement (will be placed near mechanical area)
- Create linen closet in hallway
- Add ensuite bathroom to Bedroom 3



☐ **SELECT-6** FULL BATHROOM OPTION

- Add 60" x 36" fiberglass shower and vanity to half bath
- This reduced flex room by 4"
- Move garage entrance door & stairs
- Add pot light to shower

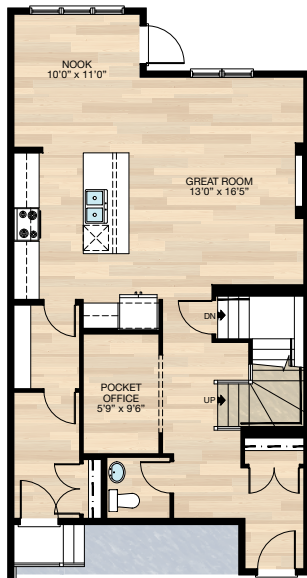


FEATURED BRAXTON ZLL OPTIONS



☐ SELECT-10 WALK-THROUGH PANTRY OPTION

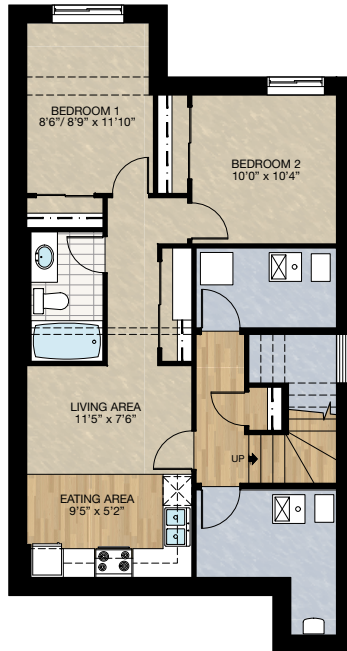
- Flex room becomes pocket office
- Walk-through pantry & mudroom are created
- Increase kitchen cabinets 17.5"
- Move garage entrance door & stairs
- Delete 60" x 24" P window



☐ SECONDARY SUITE OPTION

- 643 Sq.Ft. developed area
- Include finished basement stairwell
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Change door at top of stairs to solid core smoke sealed with lock
- Include side entry

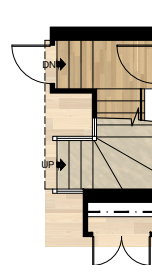
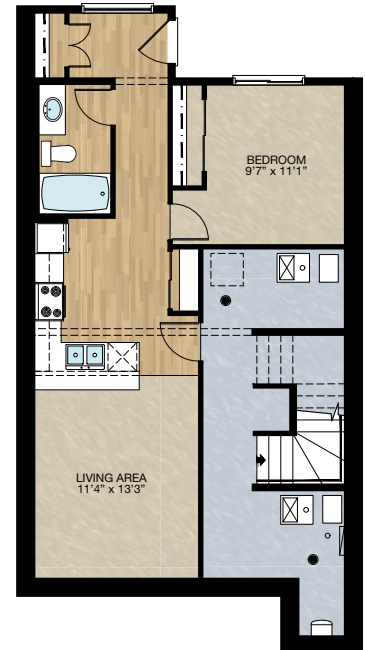
**This option only available for long side zero & subject to grading



☐ SECONDARY SUITE (WALK-OUT) OPTION

- 608 Sq.Ft. developed area
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Change door at top of stairs to solid core smoke sealed with lock.

*NOTE: This option only available for walk-out lots



SUBJECT TO GRADING
MAX. 1 RISER PERMITTED
NO STEPS CAN BE ADDED

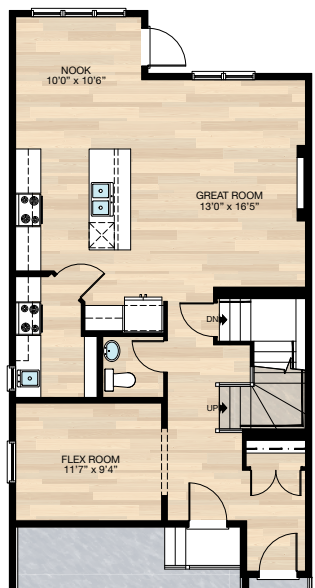


FEATURED OPTIONS

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SELECT-7 SPICE KITCHEN OPTION

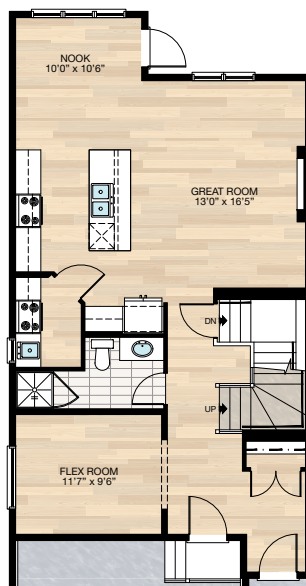
- Relocate flex room & half bath
- Delete pantry including 2'4" door
- Reduce window size in flex room to be 40" x 24"
- Add spice kitchen with 24" x 40" VSL window, range, hoodfan, sink, pantry shelving & 6'11" of lower cabinets & 4'0" of upper cabinets
- Reduce kitchen cabinets 9" beside fridge
- Move garage entrance door & stairs
- Move kitchen island towards nook 6"
- Reduce island depth by 4"
- Additional 6" cabinetry next to stove at main kitchen



SELECT-8 FULL BATH & SPICE KITCHEN OPTION

- Extend main floor into garage 1'0" adding 18 sq.ft. This reduces garage length to 21'0"
- Relocate flex room
- Delete pantry including 2'4" door
- Add spice kitchen with 24" x 40" VSL window, range, hoodfan, sink, 4'6" of lower cabinets & 1'10" of upper cabinets, & 2'8" door
- Reduce kitchen cabinets 9" beside fridge
- Move garage entrance door & stairs
- Add 3" x 3" fibreglass shower & 42" vanity
- Move kitchen island towards nook 6"
- Reduce island depth by 4"
- Additional 6" cabinetry next to stove at main kitchen

This option will require foundation changes



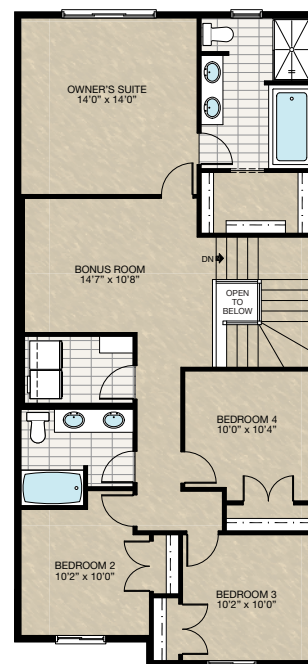
SELECT-9 4 BEDROOM & BONUS ROOM OPTION

- Extended front which adds 85 Sq.Ft.
- Redesigned upper floor adding a fourth bedroom

*This option will alter elevation & windows will be dependant on elevation chosen

**Porch column will need to be either pulled forward off of porch & porch depth adjusted, or porch & entrance will need to be pulled out to meet AC guidelines

**Long side zero only



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Plan updated as of March 20, 2024.



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