

# 1279 WASHBURN ST.// FLOOR PLANS

*Porchfront*  
HOMES

5 BED/5 BATH TOTAL + LOFT WITH OVERSIZED 2-CAR GARAGE/WORKSHOP  
INCLUDING FINISHED BASEMENT WITH 1 BED/1 BATH & DRY BAR



**8030**  
REALTY

DEANNA FRANCO  
(720) 422-5131  
8030realty.com

## Square Footage

|                            |       |                            |                    |
|----------------------------|-------|----------------------------|--------------------|
| TOTAL .....                | 3,747 | BASEMENT .....             | 1,065              |
| FINISHED WITH BASEMENT .   | 3,489 | GARAGE .....               | 613                |
| FINISHED ABOVE GRADE . . . | 2,682 | PORCH, PATIO & BALCONY . . | 422                |
| MAIN .....                 | 1,072 | LOT SIZE .....             | 7,469 SF or .17 AC |
| UPPER .....                | 1,610 |                            |                    |

Floor plans, design, dimensions, square footage, window locations are approximate, not to scale, may not reflect the actual finished product, and are subject to change without notice. All designs are the property of Porchfront Homes, and may not be used for any purpose unless expressly consented to in writing. To constantly bring you the best product, we reserve the right to make changes to our plans without notice. The plan shown may include optional features.



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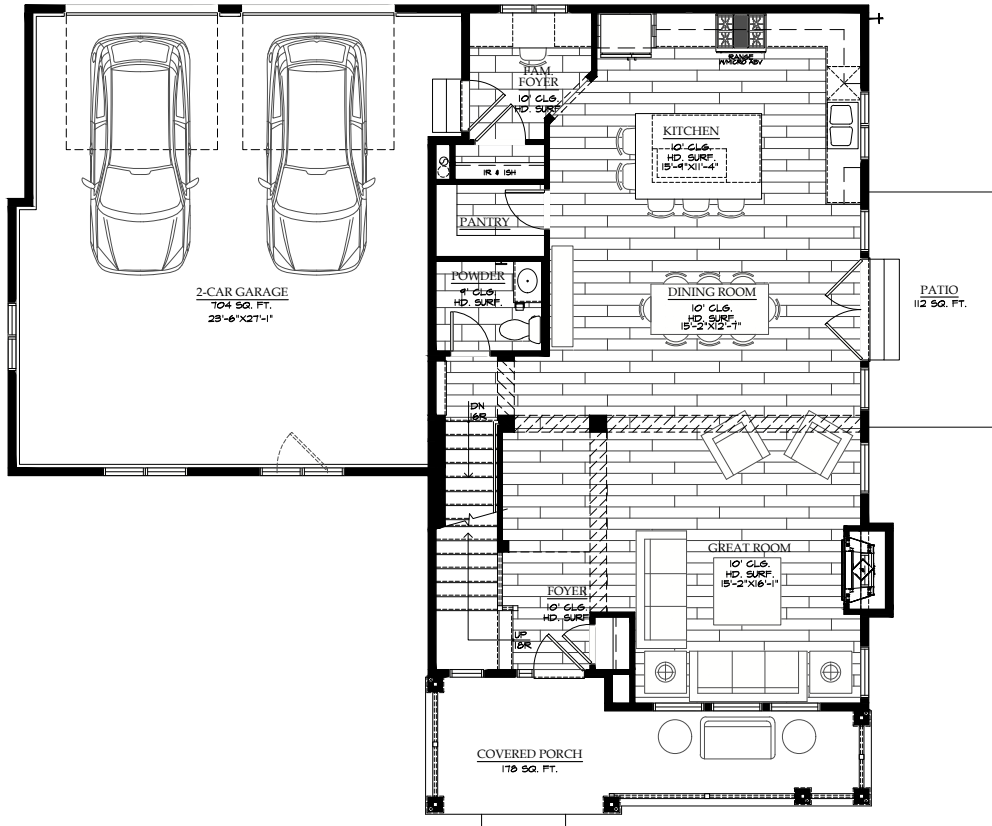
|                              |       |                            |                    |
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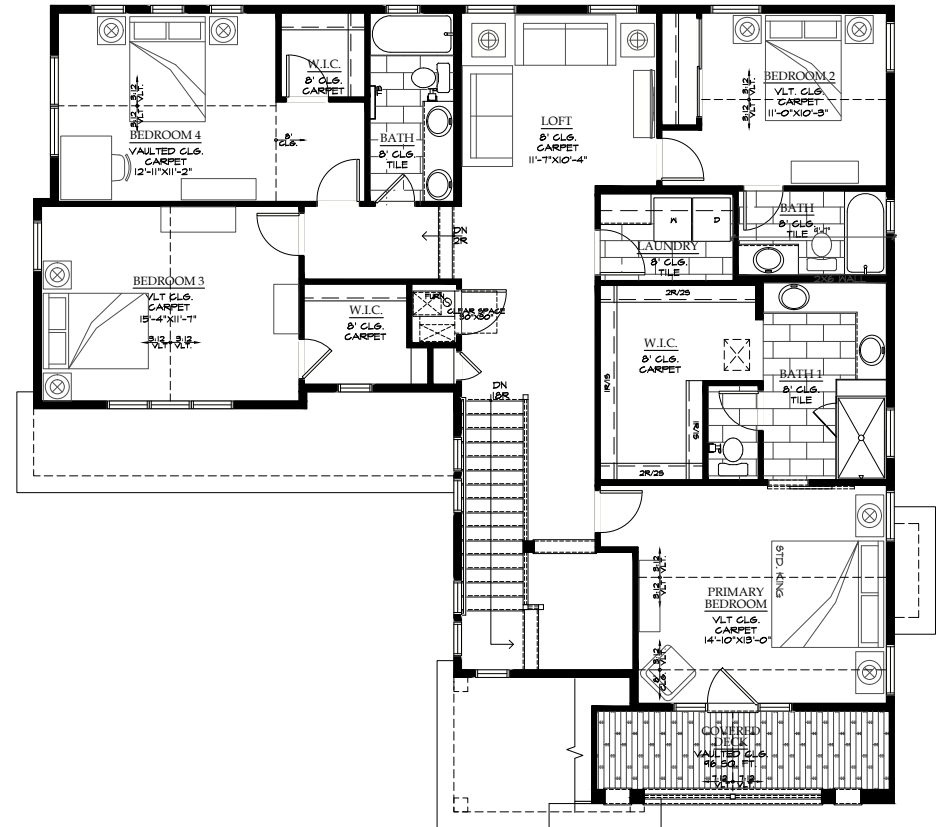
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MAIN LEVEL 1,072 SF



UPPER LEVEL 1,610

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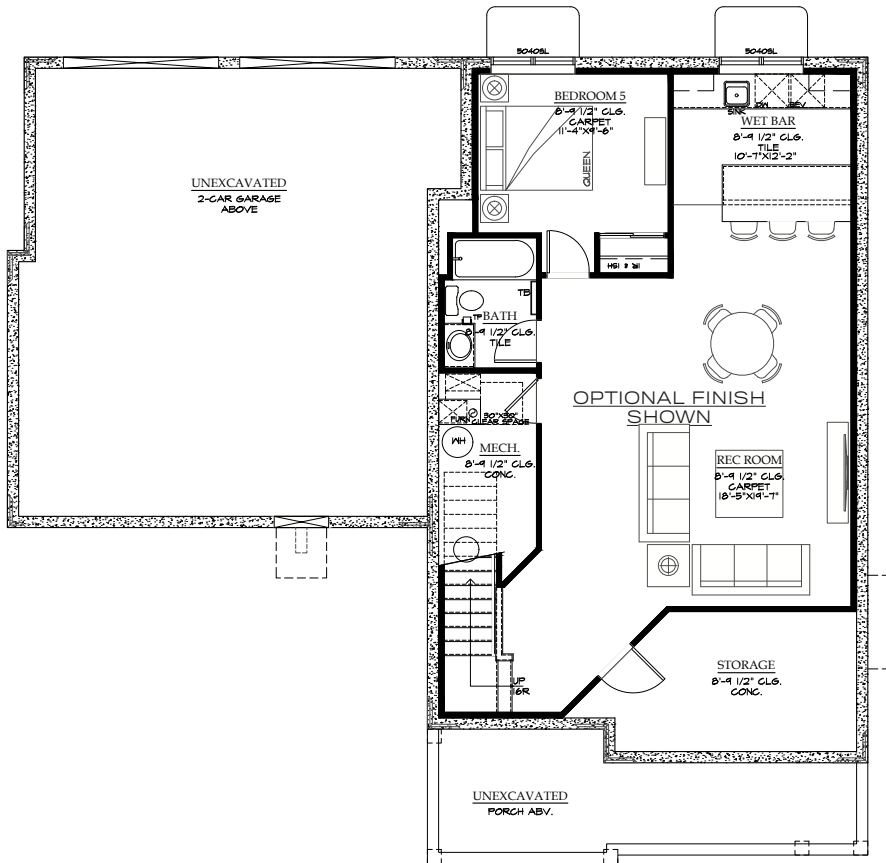
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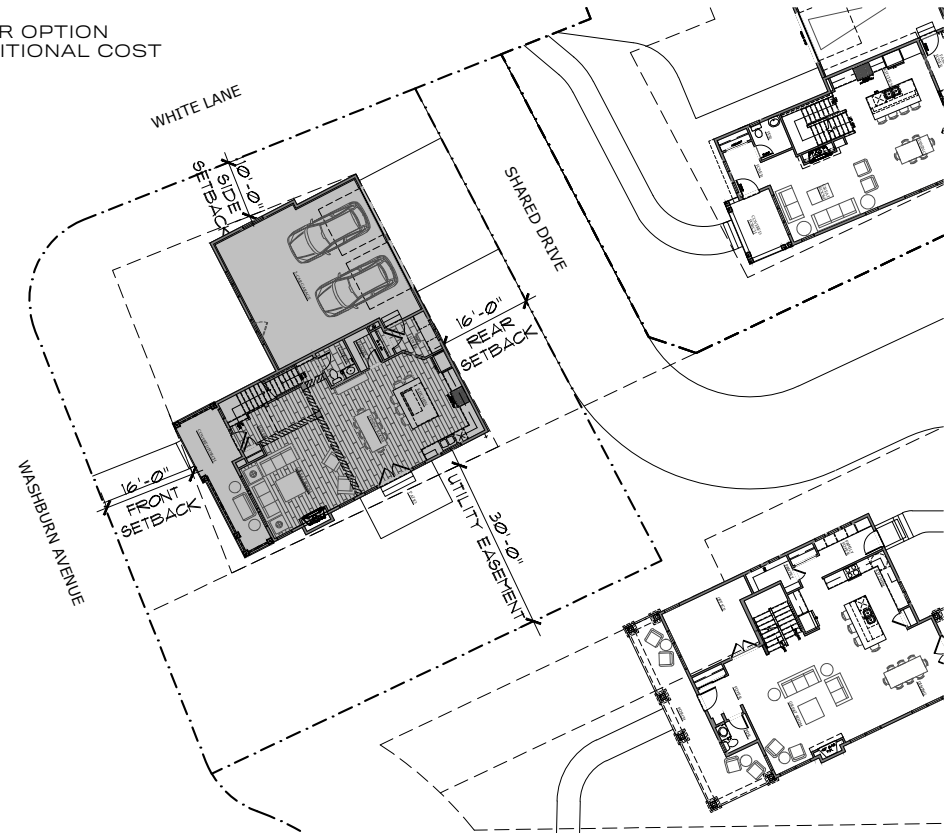
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\*WET BAR OPTION  
FOR ADDITIONAL COST



UNFINISHED BASEMENT LEVEL 1,065 SF TOTAL  
(OPTIONAL BASEMENT FINISH SHOWN 807 SF)

SITE PLAN

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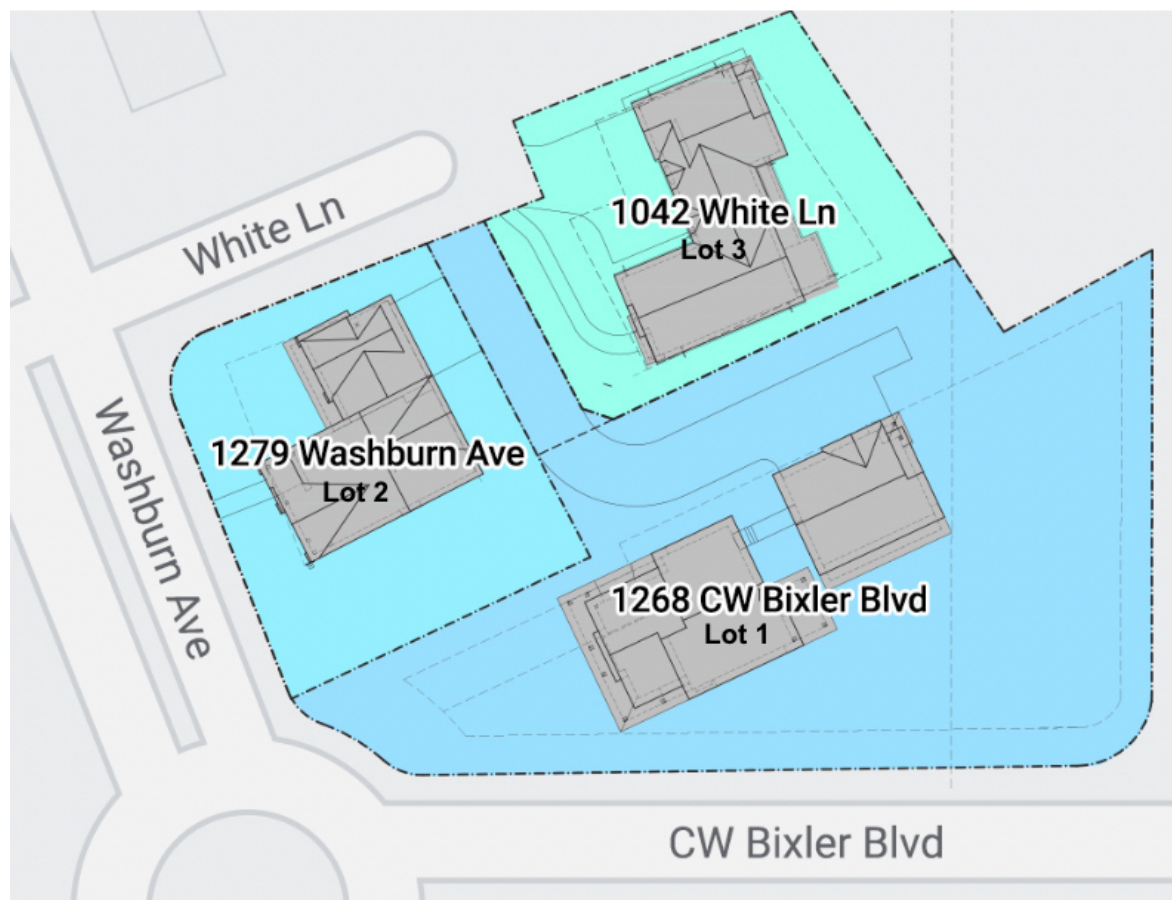
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LOCATION MAP

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