

Emerson PLAN 30-108

First Floor 658 sq.ft.
Second Floor 673 sq.ft.
Living Area 1331 sq.ft.
Dimensions 24' x 32'

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Emerson sets the standard for cozy, compact

By Associated Designs

The two-story Emerson is as compact as they come, for a three-bedroom, 2-1/2 bathroom home.

Not only is it small (1331 square feet), but it also has an absolutely tiny footprint — 24 feet by 32 feet — and is cute to boot. Multipaned windows give the plan a yesteryear charm, while the lattice-crowned porch and end-detailed gables add even more personality.

Inside, the floorplan is not the least bit old-fashioned. The main floor is totally open, each area flowing naturally into the next. It even has a foyer with coat closet, a feature often missing in small homes.

Half-walls capped by posts provide a cased opening between the living room and dining room. Atrium doors in the dining room open onto a covered patio. Wide windows span the front and back, and narrow windows break up the remaining outside wall, so the entire family living space is naturally bright.

A work island adds to the counter space in the kitchen, and a powder room is mere steps away, hidden behind a pocket door. Sink, work island and range cluster together in a tight triangle for maximum efficiency. And the

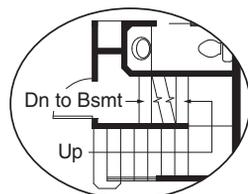
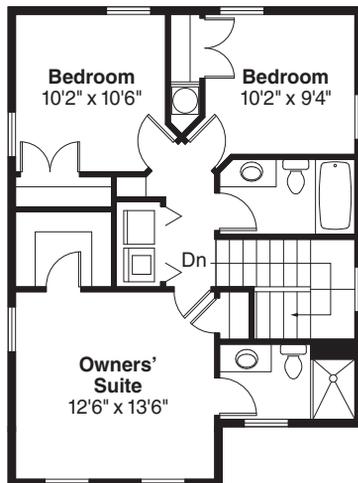
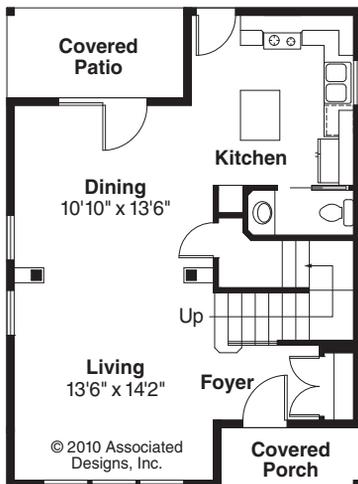
designers made excellent use of what could have been wasted space under the stairs, outfitting it as a walk-in pantry.

Bedrooms are all on the second level. The owners' suite, with two windows facing the front, has a walk-in closet, a second closet, and a private bathroom with oversized shower. The two other bedrooms share a bathroom with a tub and shower.

Utilities and linen storage are also upstairs in the Emerson, close to the sources of most dirty laundry.

For a review plan, including scaled floor plans, elevations, sec-

tion and artist's conception, send \$25 to Associated Designs, 1100 Jacobs Dr., Eugene, OR 97402. Please specify the Emerson 30-108 and include a return address when ordering. A catalog featuring more than 550 home plans is available for \$15. For more information, call (800) 634-0123, or visit our website at www.AssociatedDesigns.com.



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