
THE WATER SPRUCE

The Water Spruce, a 1,471 ft², three-bedroom plan, grows to over 1,904 ft² with the finished basement option.* This home welcomes you with the perfect combination of stunning architectural features that have been carefully crafted for ultimate usability. A deep porch greets you and then invites you to stay a while, providing space for that bistro table and chairs.

As you enter your house, mirrored sliders at the entry maximize light and open up foyer space. The private powder room has been carefully situated so that it does not face the front door, creating a peaceful foyer with wall space for artwork. For those who want increased comfort and energy efficiency, an optional air-locked foyer is available on this plan.

With stairs located in the heart of the home to take you directly from the bedroom to the kitchen for that morning cup of coffee, the space is configured for maximum convenience and livability. A window in the stairwell brightens a typically dark corridor and, as it is open to the area below, light will shine through to the rest of the house.

In the kitchen, the raised breakfast bar allows for comfortable seating and facilitates interaction in the heart of the home. The open concept layout can be complemented by an optional fireplace, which is built out to maximize furniture placement and useable living space in the great room.

Another carefully considered detail, the windows in both the main and master bathroom bring in natural sunlight, but are also set in for privacy: the ideal balance of aesthetic and practicality. A highlight of careful craftsmanship, the cathedral ceiling in the front bedroom (on Elevation A) creates that one-of-a-kind, loft feeling by providing voluminous space for this large bedroom or guest room.

The master bedroom offers a generous walk-in closet for ample storable space. An extra luxurious possibility, the optional Spa Retreat offers separate shower and deep soaker bathtub, and brings an additional walk-in closet into the bedroom – which has the added bonus of creating a buffer of closets between the bed and bathroom.

Orchard Ridge Homes is pleased to offer an optional finished basement on all floor plans, with an optional three-piece bath. Optional rear yard basement access allows for additional safe egress and truly maximizes the livability of this convenient feature. For increased storage, an optional cold cellar is also available.

* Floorplan square footages are approximate and for Elevation A only. Features as noted above may vary across elevations. E.&O.E.