

FRONT FACADE

The SPRUCE

Two floors | Attached Two-Family Home (Duplex)
ACSF 1,382 SQFT | 3 BED | 2.5 BATH | 1 CAR



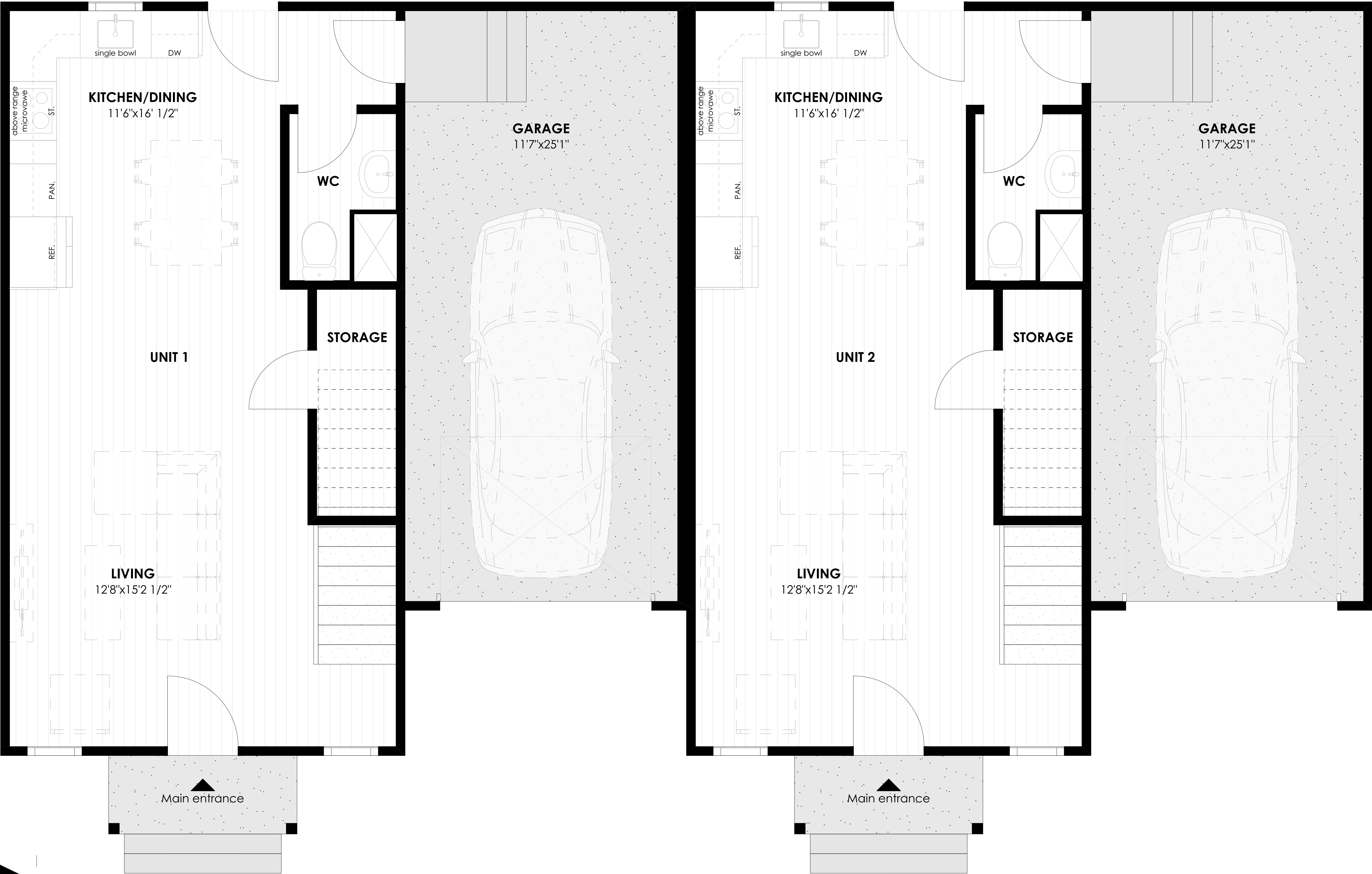
Contact Info: +1 (828) 523-1588 / info@catana-homes.com

Disclaimer: Renderings are the artist's concept and may show upgraded or optional features not included with the standard design. The floor plan may be mirrored and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrances due to grading variance. Dimensions, specifications, and architectural detailing are subject to minor modifications. Indicated square footage may vary, and may include open-to-above or open-to-below space. The final location of the sump pump is based on site conditions, building code, and zoning. Roofline and adjoining model types may vary due to siting. E. & O.E. APRIL 2025
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FIRST FLOOR

The SPRUCE



AREA SUMMARY per unit
First Floor ACSF: 550 sqft
Second Floor ACSF: 832 sqft
Garage: 310 sqft
Front Porch: 27 sqft
Total ACSF: 1,382 sqft
Gross SF: 1,719 sqft
FLOORING LEGEND
Vinyl Plank
Carpet
Bare Concrete
All solid line furniture to be provided by builder/vendor.
Dashed line furniture will not be provided by builder/vendor.



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CATANA HOMES

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SECOND FLOOR

The SPRUCE



AREA SUMMARY per unit
First Floor ACSF: 550 sqft
Second Floor ACSF: 832 sqft
Garage: 310 sqft
Front Porch: 27 sqft
Total ACSF: 1,382 sqft
Gross SF: 1,719 sqft
FLOORING LEGEND
Vinyl Plank
Carpet
Bare Concrete
All solid line furniture to be provided by builder/vendor.
Dashed line furniture will not be provided by builder/vendor.

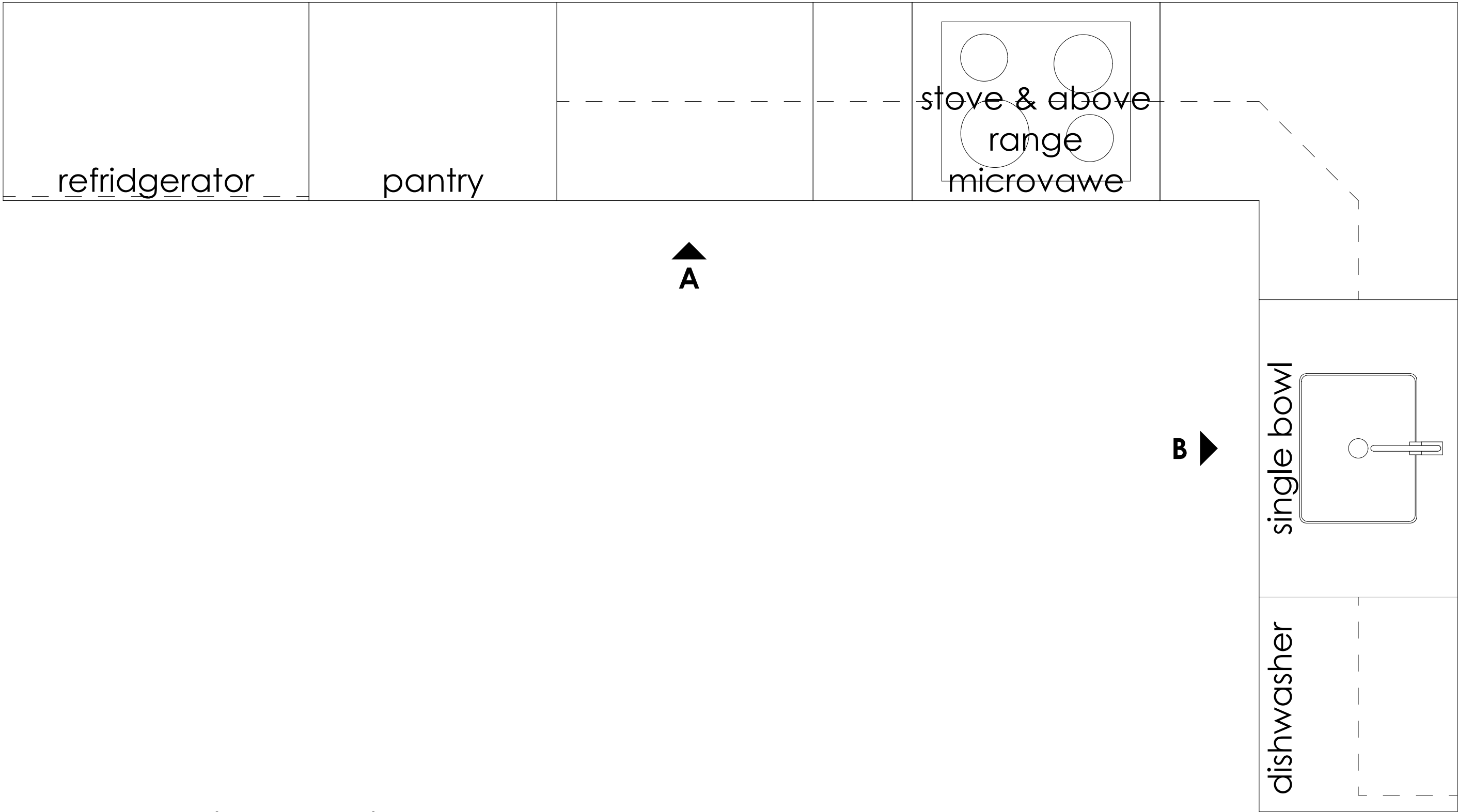


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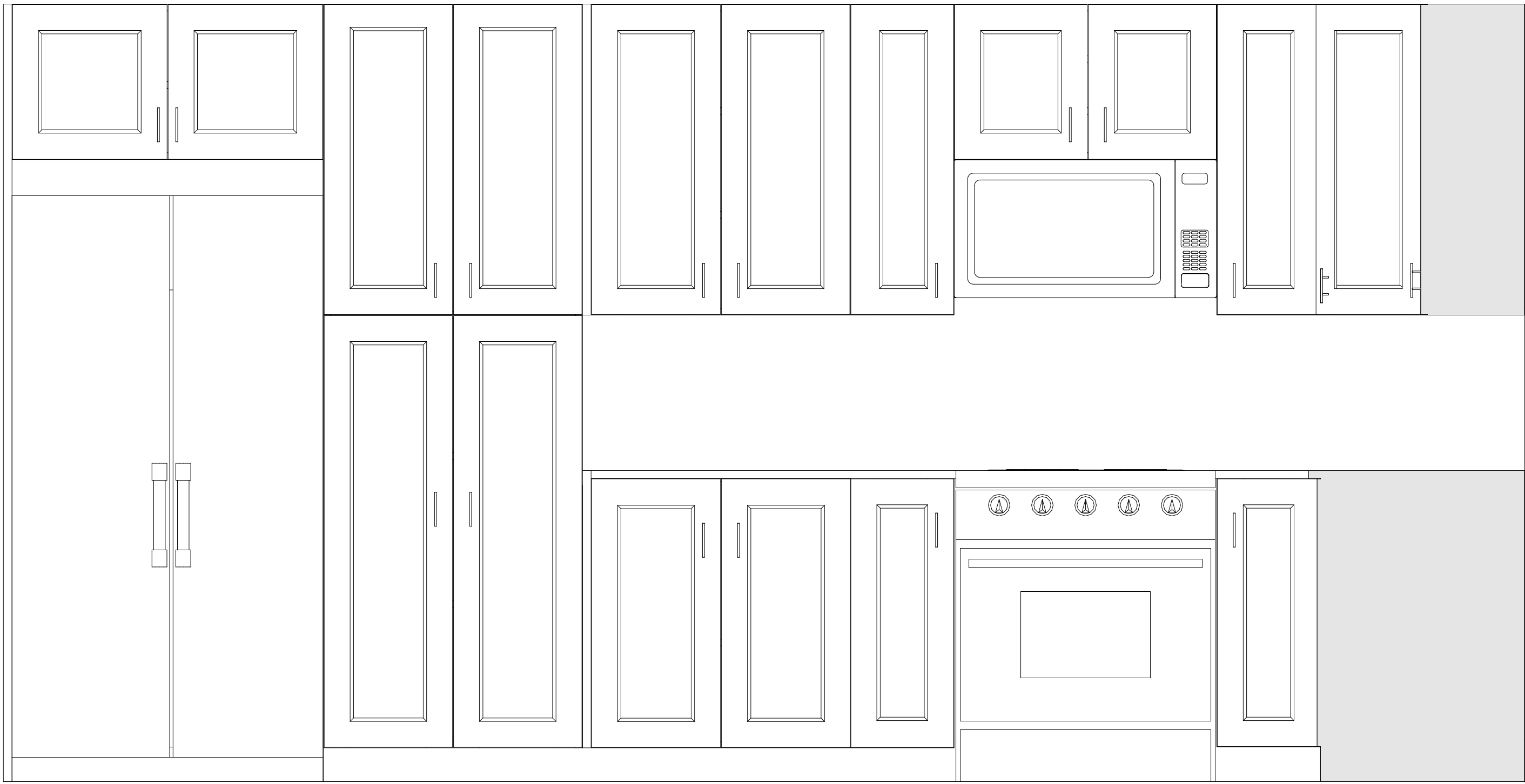


CATANA HOMES

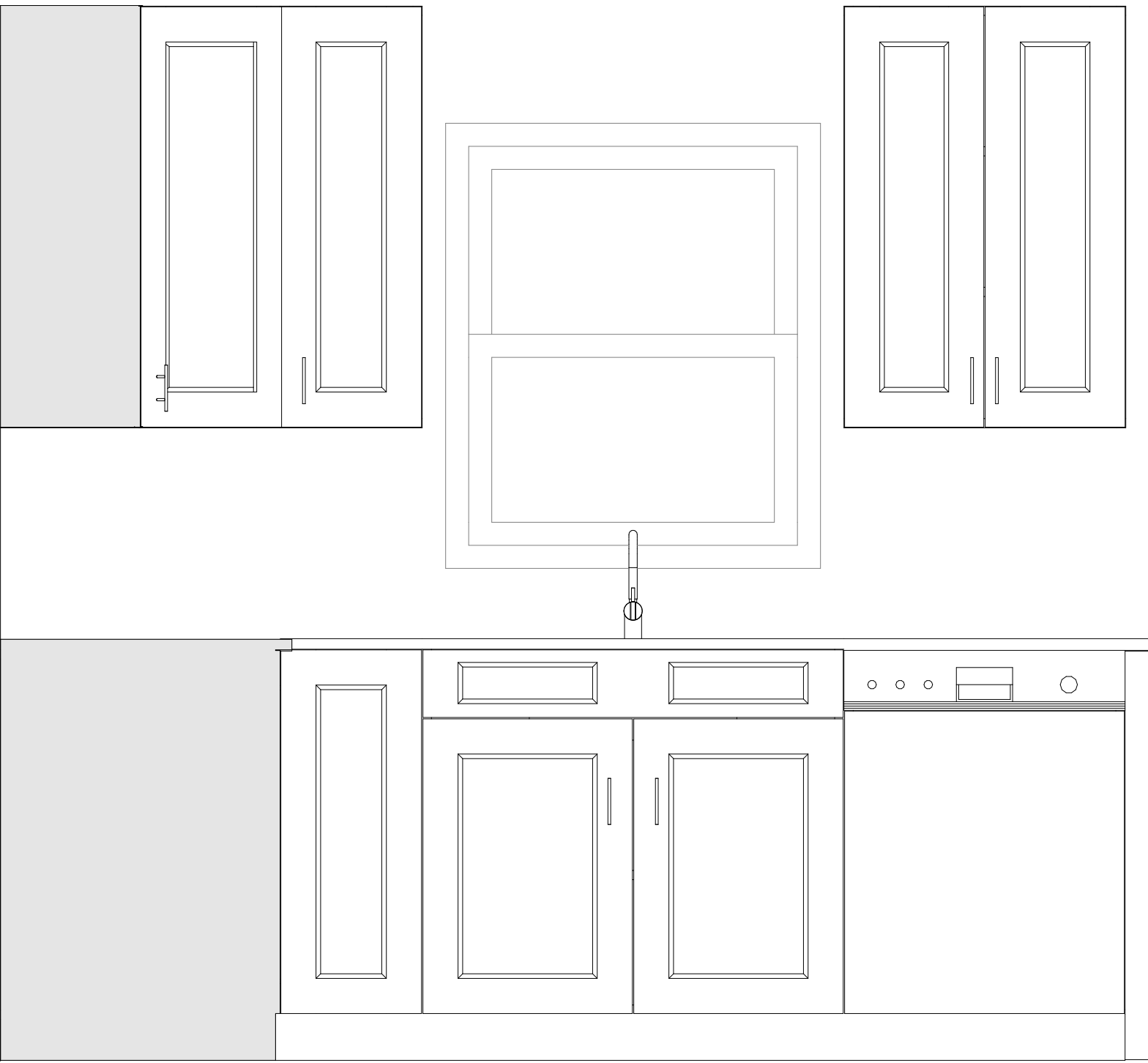
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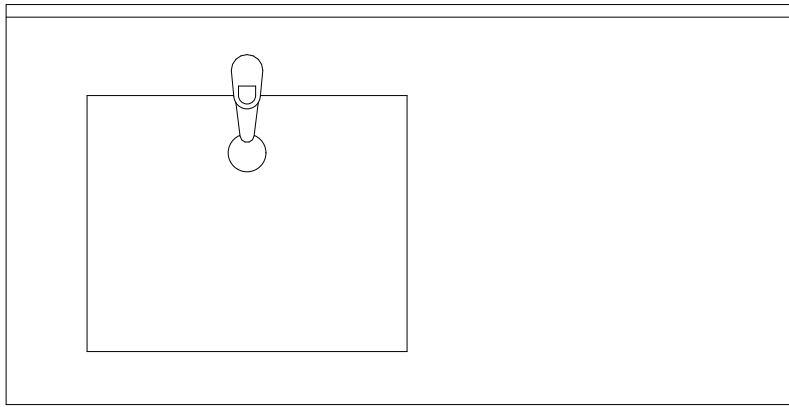
Enlarged kitchen view



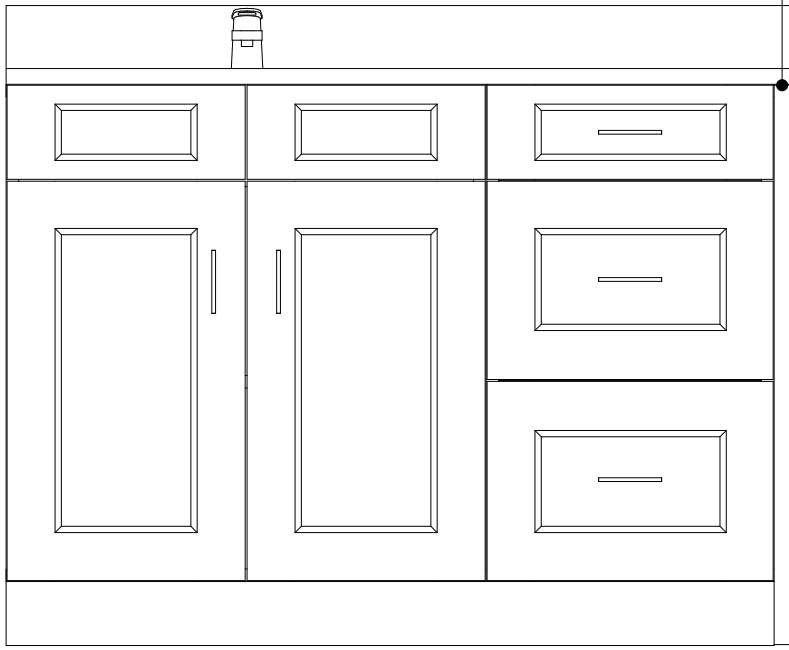
View A



View B



Filler may be on the left side



Bathroom



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