The Pinnacle

Modern Farmhouse Two-Story · 2,816 sq ft · November 6, 2026



Concept rendering for presentation only. Not dimensioned or code-accurate; the floor plans govern.

A four-bedroom Modern Farmhouse with an open kitchen, dining, and great room, a private main-floor office, and a covered rear patio centered on the great room slider. All four bedrooms, three full baths, and the laundry are upstairs. It is built on a crawlspace or slab-on-grade foundation with a 3-car attached garage.

At a Glance

Finished area	2,816 SF: 1,408 SF main + 1,408 SF upper
Bedrooms / Baths	4 bedrooms / 3.5 baths + main-floor office
Stories	2 stories, on crawlspace or slab
Footprint	78'-0" x 36'-0" including garage; house 44'-0" x 32'-0"
Garage	3-car attached, 34'-0" x 24'-0" (816 SF); one 16' and one 9' overhead door
Structure type	Wood frame, 2x6 exterior walls
Base foundation	Crawlspace or slab on grade
Roof	8/12 gables with deep eaves; black standing-seam metal over the porch and garage
Ceilings	9'-0" main · 8'-0" upper
Style / finish package	FP-3 Front Range Modern Farmhouse
Outdoor living	Covered front porch 14' x 6' (84 SF) · covered rear patio 16' x 10' (160 SF), hip roof
Options	Walkout basement (OPT-WB, not in the base plan) · outdoor living upgrades OL1-OL3 · three other exterior looks

Features and Options

Open main floor
Kitchen with a large seating island and walk-in pantry, dining with front and side windows, and a great room with a painted brick fireplace and a 6-foot slider to the rear patio.

Main-floor office
A private 12'-4" x 12'-4" office off the foyer with a front window.

Upper floor
Primary suite with walk-in shower, soaking tub, double vanity, and walk-in closet; Bedroom 4 with its own bath; Bedrooms 2 and 3 share a hall bath; laundry on the bedroom level.

Covered rear patio
A 16' x 10' patio centered on the slider, with a black metal hip roof, cedar beam, cedar ceiling, and cedar posts at both outside corners.

Three-car garage
A 34' x 24' garage with one double and one single carriage-style door and a mudroom entry with bench and lockers.

Walkout basement (OPT-WB)
Optional for sloped lots; not in the base plan and requires a stair redesign. Ask for details.

Outdoor living upgrades (OL1–OL3)
An extended covered patio, an outdoor kitchen, or a grand covered patio with kitchen.

Other exterior looks
Foothills Craftsman, Mountain Modern, or Urban Modern from the Colorado Style Collection, on the same plan.

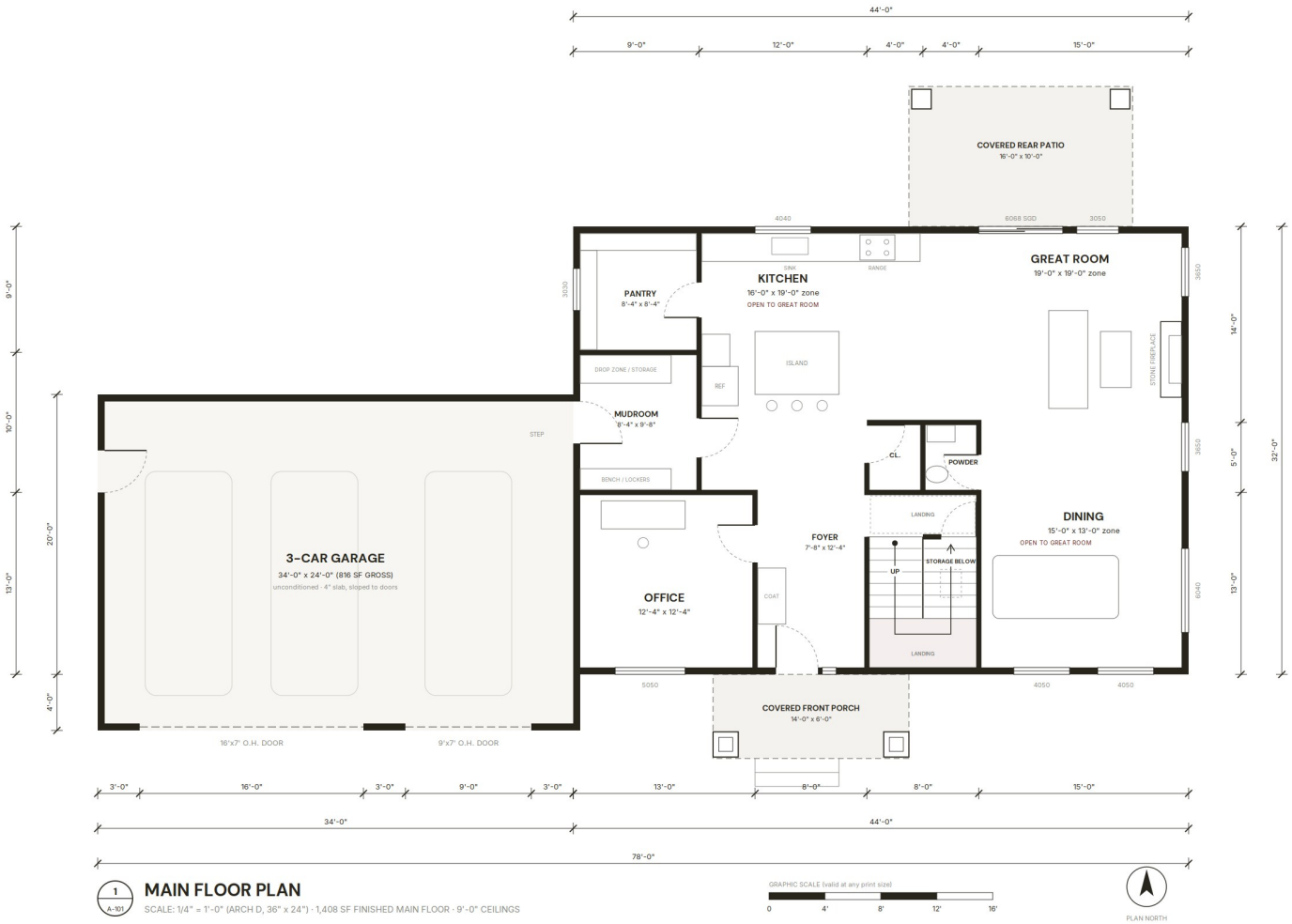
Room Schedule: Main Floor (1,408 SF)

Room	Approx. size	Notes
Great Room	19'-0" x 19'-0" zone	Painted brick fireplace; 6'-0" slider to the rear patio
Kitchen	16'-0" x 19'-0" zone	Large island with seating; sink under the rear window
Dining	15'-0" x 13'-0" zone	Front and side windows; open to the great room
Office	12'-4" x 12'-4"	Off the foyer; front window
Foyer	7'-8" x 12'-4"	Front entry with coat closet; main stair with storage below
Mudroom	8'-4" x 9'-8"	Garage entry; bench, lockers, drop zone
Walk-in Pantry	8'-4" x 8'-4"	Off the kitchen; shelving on two walls
Powder Room	3'-8" x 4'-8"	Off the great room beside dining
Covered Front Porch	14'-0" x 6'-0"	84 SF
Covered Rear Patio	16'-0" x 10'-0"	160 SF, centered on the slider; hip roof

Room Schedule: Upper Floor (1,408 SF)

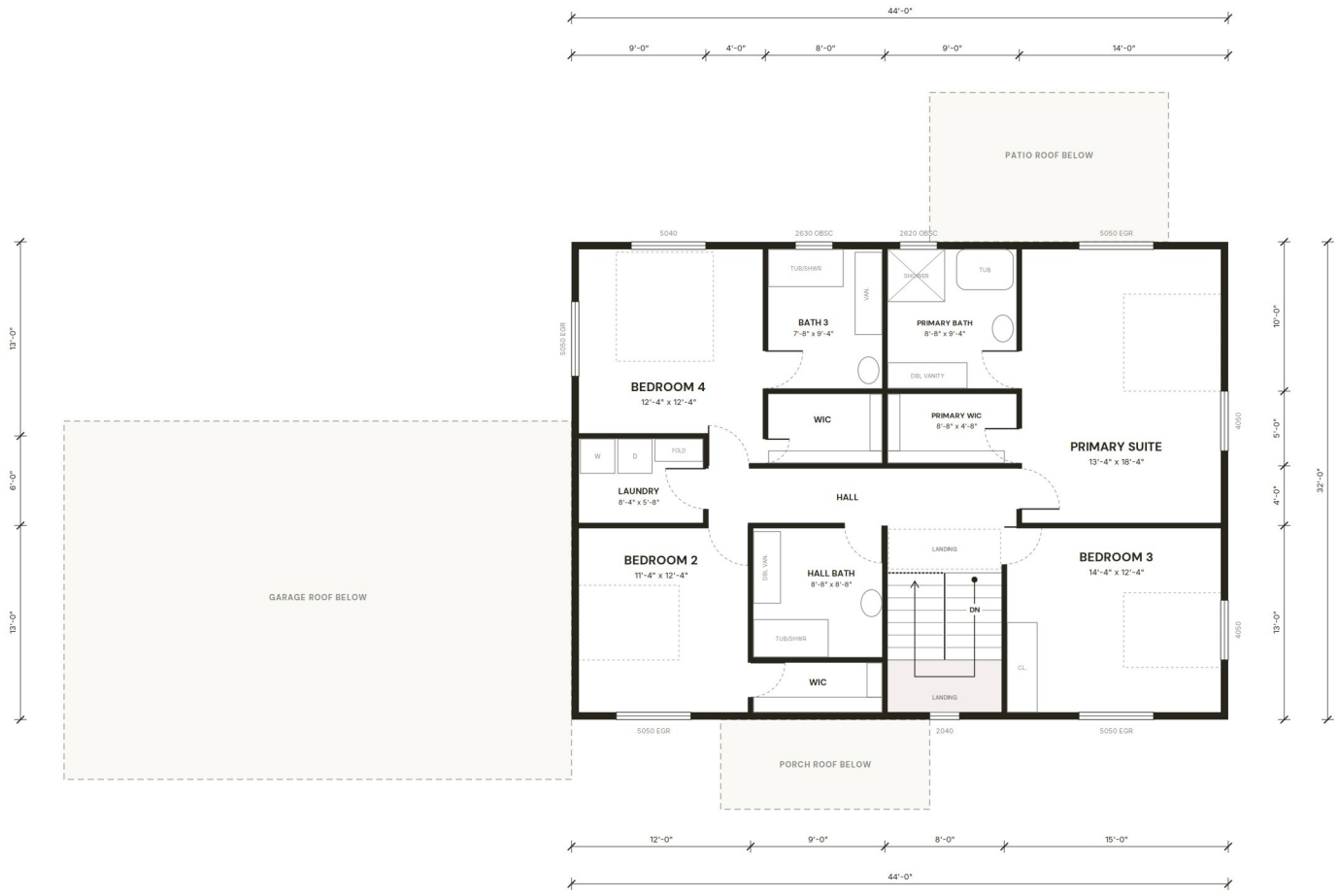
Room	Approx. size	Notes
Primary Suite	13'-4" x 18'-4"	Rear and side windows; room for a king bed and sitting area
Primary Bath	8'-8" x 9'-4"	Walk-in shower, soaking tub, double vanity, water closet
Primary WIC	8'-8" x 4'-8"	
Bedroom 2	11'-4" x 12'-4"	Walk-in closet
Bedroom 3	14'-4" x 12'-4"	Reach-in closet
Bedroom 4	12'-4" x 12'-4"	Walk-in closet, private Bath 3
Hall Bath	8'-8" x 8'-8"	Shared by Bedrooms 2 and 3; tub/shower, double vanity
Bath 3	7'-8" x 9'-4"	Tub/shower, vanity, water closet
Laundry	8'-4" x 5'-8"	Washer/dryer, folding counter

Floor Plan: Main Floor (A-101)



Reduced from ARCH D (1/4" = 1'-0"). Do not scale this print; use the full-size sheets.

Floor Plan: Upper Floor (A-102)



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" (ARCH D, 36" x 24") · 1,408 SF FINISHED UPPER FLOOR · 8'-0" CEILINGS

GRAPHIC SCALE (valid at any print size)

0 4' 8' 12' 16'

PLAN NORTH

Reduced from ARCH D (1/4" = 1'-0"). Do not scale this print; use the full-size sheets.

Exterior Elevations: All Four Sides (Concept)



Front (concept)



Rear (concept)



Left side (garage) (concept)



Right side (concept)

Concept renderings for presentation only. Not dimensioned or code-accurate; the floor plans govern. Left and right are as viewed from the street.

Interior Concepts



Foyer toward kitchen (concept)



Office (concept)



Dining room (concept)



Kitchen (concept)

Concept renderings for presentation only.

Interior Concepts (continued)



Great room (concept)



Mudroom (concept)



Primary suite (concept)



Primary bath (concept)

Concept renderings for presentation only.

Interior Concepts (continued)



Bedroom 2 (concept)



Bedroom 3 (concept)



Bedroom 4 (concept)



Bath 3 (concept)

Concept renderings for presentation only.

Interior Concepts (continued)



Hall bath (concept)



Laundry (concept)

Concept renderings for presentation only.

FP-3 Front Range Modern Farmhouse Finishes

Exterior siding	Crisp white vertical board-and-batten
Exterior base / porch	Buff limestone wainscot; square natural cedar posts and cedar porch and patio ceilings
Roof	Charcoal architectural shingles; black standing-seam metal over the porch, patio, and garage
Windows / doors	Black-frame windows; black front door; black carriage garage doors with glass tops; gooseneck barn lights
Interior trim	Square casings, white 5-panel doors, shiplap accents, board-and-batten wall in the primary suite
Kitchen	White shaker perimeter, sage green island, white quartz, aged brass hardware, plaster hood
Great room	Painted white brick fireplace with a reclaimed beam mantel
Flooring / fixtures	Light hickory wide-plank floors; aged brass lighting; black hex tile in the primary bath

Notes

1. Approvals depend on local requirements.
2. Renderings are illustrative concept images; the floor plans govern layout. Closets and the powder room are not shown.
3. Room sizes are approximate clear dimensions. Final plans, structure, and energy code compliance are completed for each lot and permit.
4. The walkout basement (OPT-WB) and outdoor living upgrades are options. Availability depends on the lot.
5. Finishes shown are the standard FP-3 package; selections may vary.