The Summit

Mountain Modern Two-Story · 2,400 sq ft · November 6, 2026



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

A two-story Mountain Modern home with an open kitchen, dining, and great room, a private main-floor office, and a powder room right off the living and dining areas. All three bedrooms, both full baths, and a flexible loft are upstairs. Base foundation: crawlspace or slab on grade.

At a Glance

Finished area	2,400 SF total: 1,200 SF main + 1,200 SF upper (40'-0" x 30'-0" footprint)
Bedrooms / Baths	3 bedrooms / 2.5 baths (powder on main; 2 full baths upstairs)
Stories	2, on crawlspace or slab
Foundation	Crawlspace or slab on grade
Main-floor office	11'-4" x 12'-4", door off the foyer, front window
Garage	2-car attached, 24'-0" x 24'-0" (576 SF), 16' x 7' overhead door
Structure type	Wood frame, 2x6 exterior walls @ 16" o.c., concrete stem walls (crawlspace) or slab on grade
Roof	8/12 gables, engineered trusses, deep eaves
Ceilings	9'-0" main floor · 8'-0" upper floor
Style / finish package	FP-2 Mountain Modern (exterior and interior)
Other looks	Foothills Craftsman · Modern Farmhouse · Urban Modern (Colorado Style Collection)
Outdoor living	Covered front porch 78 SF · covered rear patio 140 SF · upgrades OL1-OL3 available

Room Schedule: Main Floor

Room	Approx. clear size	Notes
Great Room	17'-0" x 17'-0" zone	Concrete-look fireplace; 6'-0" sliding door to rear patio
Kitchen	15'-0" x 17'-0" zone	Island with seating, range wall, sink under rear window
Dining	13'-0" x 13'-0" zone	Front and side windows; open to great room
Office	11'-4" x 12'-4"	Door off foyer, front window, desk wall
Powder Room	3'-8" x 4'-8"	Door off the great room beside dining
Foyer	6'-8" x 12'-4"	Front entry with sidelight, coat closet; opens to the stair landing
Mudroom / Laundry	7'-4" x 8'-8"	Garage entry, bench/lockers, washer/dryer
Walk-in Pantry	7'-4" x 7'-4"	Off kitchen
Main Stair + Storage	4'-0" flights	U-stair with mid landing off the foyer; closed storage under the upper flight

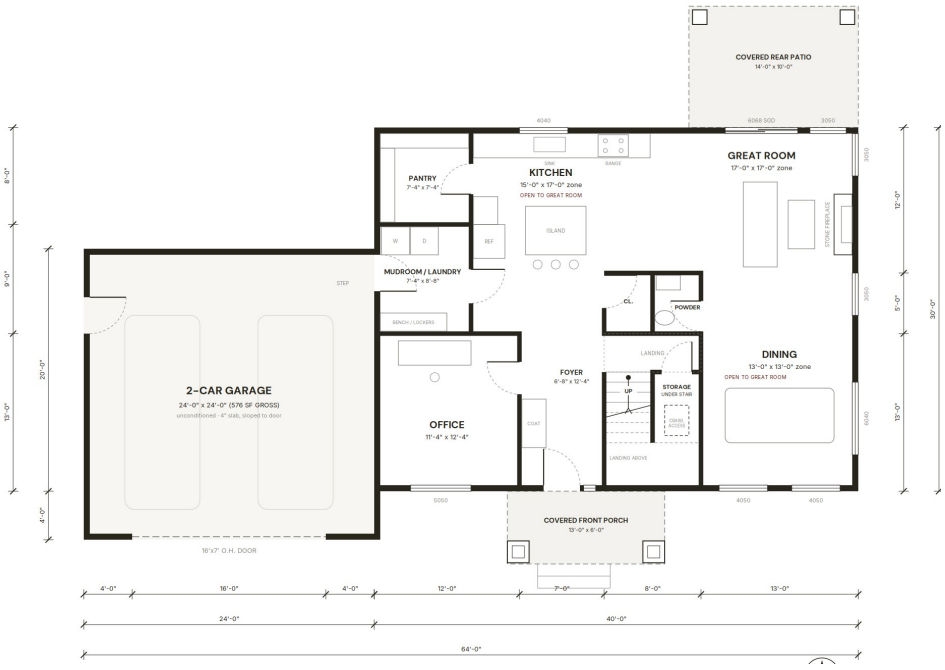
Room Schedule: Upper Floor

Room	Approx. clear size	Notes
Primary Suite	13'-4" x 16'-4"	Rear and side windows
Primary Bath	6'-8" x 8'-4"	Walk-in shower, double vanity, water closet
Primary Walk-in Closet	6'-8" x 3'-8"	Off primary bedroom
Bedroom 2	11'-4" x 12'-4"	Walk-in closet, front window
Bedroom 3	12'-4" x 12'-4"	Reach-in closet, front window
Hall Bath	6'-8" x 8'-8"	Tub/shower, vanity, water closet, exhaust fan
Loft / Flex	19'-0" x 13'-0" zone	Open to hall; built-in desk; linen closet adjacent; future 4th BR option

Mountain Modern Finishes (Concept)

Exterior siding	Charcoal-black vertical board-and-batten; vertical cedar accent panels at gables and entry
Exterior base / porch	Dry-stacked gray stone base and porch piers; heavy square timber posts
Roof	Charcoal architectural shingles; dark bronze standing-seam metal over porch and garage
Windows / doors	Black-frame windows; stained wood entry door; flush black garage door with cedar trim
Interior trim	Minimal square-edge casings; black flat-panel doors; black glass-lite office door; steel-and-oak stair rail
Kitchen	Rift-cut white oak slab cabinets, waterfall quartzite island, black steel range hood
Great room	Board-formed concrete-look fireplace surround with floating timber mantel
Flooring / fixtures	Natural white oak wide-plank floors; matte black plumbing fixtures and linear lighting

Floor Plans (A-101 and A-102, reduced)



Main floor (A-101)



Upper floor (A-102)

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



Great room and kitchen (concept)



Main-floor office (concept)

Notes

1. Approvals depend on local requirements.
2. Concept plan only, not for construction. Structural design, beams and headers, foundation (per soils report), energy code compliance, and site fit are by others.
3. Renderings are illustrative concept images for client presentation; they are not dimensioned or code-accurate. The floor plans govern layout.
4. Garage-to-house separation per IRC R302.5/R302.6 with a 20-minute self-closing door; verify with the local building department.
5. Main stair: U-shaped, 16 risers at about 7-9/16" with 7 treads at 10" per flight and a mid landing at the front wall; guards at open sides. The space under the upper flight and landing is closed storage, with the crawlspace access in its floor (crawlspace option).
6. Verify egress window sizes for all sleeping rooms, including the loft if finished as a 4th bedroom.