

**Here are a few of the winning home designs marketed by Phyllis Leonard Real Estate...**

**The Barclay**



|                                    |                 |
|------------------------------------|-----------------|
| Great Room                         | 15'-4" X 18'    |
| Kitchen/Breakfast                  | 16'-8" X 16'    |
| Dining Room                        | 12'-4" X 12'-4" |
| Foyer                              | 7'-8" X 9'      |
| Laundry Room                       | 10' X 6'-4"     |
| Master Bedroom                     | 13' X 13-6"     |
| Bedroom 2                          | 12'-4" X 13'-6" |
| Bedroom 3                          | 10'-4" X 11'-9" |
| Optional Bonus Room<br>over garage | 11'-20'         |

Triple gables and rounded arches make "The Barclay" a stunning family home! This open floor plan with its gracious foyer, first floor master complete with double walk-in closets and skylights, and breathtaking 2 -story fireplaced great room is nearly 1900 s.f. of architectural perfection. The generous eat-in kitchen featuring a dramatic center island has the convenience of a first floor laundry room and attached garage nearby. A well-designed pressure treated deck compliments the lines of the house and can be accessed through either the kitchen or the great room. An ample dining room and powder room round off the first floor. Upstairs offers two good sized bedrooms with plenty of closet space and a full double-sinked bathroom. This home, designed to maximize space, is replete with skylights and sophisticated curved windows and has tremendous curb appeal! (D.A.G. Architects)

**Stately Federalist Colonial**



This handsome 4 bedroom colonial is ideal for the family that likes to entertain. The kitchen is beautifully laid out with center island and a generous cabinet allowance. The adjoining "gazebo" sunroom makes a lovely breakfast room option. A 22' deck adjacent to the sunroom leads to a dramatic cathedral ceiling family room with floor-to-ceiling fireplace. The ambiance of this room is further enhanced by a magnificent Palladium window. The formal living room has hardwood flooring and may have lovely crown molding for a slight upgrade. French doors lead from the living room to a study with pretty dome window, built-in shelves and hardwood flooring. There is hardwood in the dining room and on the stairway as well. The vaulted ceiling master suite boasts a whirlpool bath, double sinks, separate shower and generous walk-in closet. It may also have a fireplace for a small upgrade. There are three additional bedrooms upstairs, the smallest of which has a vaulted ceiling to create a greater sense of space. The family bathroom has the added convenience of a washer/ dryer hook up should you prefer to keep your laundry on the second floor. The stately Federalist colonial offers a traditional floor-plan with just the right touch of pizzazz! (CARROLL Architects)

## The English Country Cottage



|                      |               |
|----------------------|---------------|
| Great Room           | 18' X 16'2"   |
| Sunroom              | 16' x 7'6"    |
| Kitchen              | 12' X 10'     |
| Breakfast Area       | 11' X 8'6"    |
| Dining Room          | 12'X 12'      |
| Master Suite         | 21' X 17'8"   |
| Bedroom 2            | 12'X 12'      |
| Bedroom 3            | 11'4" X 11'8" |
| Optional Shutters    |               |
| Optional Chimney Cap |               |

Delightful "Country Cottage" with open foyer and 2099 square feet of living space is single level living at its most elegant. A dramatic 1-1/2 story Greatroom with floor-to-ceiling fireplace adjoins a skylit and airy sunroom. The Master suite boasting large walk-in closet and raised whirlpool bath is connected to the sunroom by a deck at the back of the house; or a red brick patio may grace the rear of the house, accessed by glass doors from the sunroom, breakfast room and the master suite. The kitchen has an abundance of storage space in the extra large pantry and a mud room connects it to the 2 car garage - perfect for unloading the groceries! Two additional bedrooms and a second full bath adjoin the Greatroom and make up the left wing of the house. This high quality home featuring interesting details and lots of glass is truly a home for all seasons! (D.A.G. Architects)

## The Rousseau



|                                 |              |
|---------------------------------|--------------|
| Living Room                     | 12'X 13'4"   |
| Dining Room                     | 12'X 13'4"   |
| Kitchen/Breakfast               | 12' X 22'4"  |
| Foyer                           | 11' X 8'4"   |
| Family Room                     | 18' X 20'10" |
| Utility Room                    | 8'8" X 8'    |
| Master Bedroom                  | 14' X 16'    |
| Bedroom 2                       | 12' X 12'3"  |
| Bedroom 3                       | 12'X 11'8"   |
| Loft                            | 12' X 10"2"  |
| Optional Bonus Room Over Garage | 12' X 27'8"  |

The stately "Rousseau" blends an exterior of stone and stucco (optional) to create 2549 square feet of European elegance. The large, airy foyer with peek-a-boo balcony and gracious, formal living room and dining room lend an "old world" feeling to this 3-4 bedroom, 2-1/2 bath home. Yet, the dramatic fireplaced family room with cathedral ceiling and loft above, the luxurious first floor master suite and the spacious, well-designed kitchen complete with breakfast area and ample pantry, supply just the right amount of modern accents. This special floor plan is a winning combination of both graciousness and flexibility. (D.A.G. Architects)