

Property at:

17 Limric Lane
Suffield, CT 06078

Style of house: **Harbor Rose, Classic w/ Wing**

Modifications to floor plans are based on plan **256.127**. Most changes below are based on wing on side of the house.

Overall changes to the house:

1. Change to a 3-car garage; move garage to left side of house and open to side of house, not front of house
2. Please add 3-ft of additional space on back of garage (facing back of house) to increase storage space in garage, should be in addition to 1-2ft of current space
3. Move the wing to the right side of the house (due to lot footprint, wing may end up in back of house)
4. Front porch columns to be similar to Brandywine columns (solid/straight white columns)

1st floor

1. 9 ft ceilings requested
2. Entrance to house from garage to be in the center of the garage, not the back of the house.
3. When entering house, on immediate left would be a mud room and then a ½ bath with a toilet and pedestal sink (thought is to walk through mudroom into ½ bath with a pocket door). This would replace existing mud room and optional laundry in plan 256.127.
4. On the right side as you walk in from garage, would be the stairs to basement.
5. By front door, the coat closet would be facing the front door.
6. Change the ½ bath in current plan 256.127 and make it a pantry closet opening up to kitchen/dining area.
7. Would like to consider increasing width on backside of house by 2 feet to incorporate an “L-shaped” kitchen island. I am including pictures of our existing kitchen that we would like to try to incorporate into the new kitchen.
8. Would like to consider adding kitchen cabinets in between columns that separate kitchen and living room instead of just a half wall between the columns. This is similar concept to also what we currently have in our kitchen (picture is included).
9. May want to consider adding a built-in hutch of cabinets in corner of dining room/back of house corner (similar to hutch we have in our current dining room).
10. If we are able to add the 2 feet to back of kitchen/dining room, may want to also consider adding 2 feet to back of wing, if wing remains on side of house.

2nd floor

1. Want to incorporate a walk-in closet and maybe a sitting area over the wing for the master bedroom.
2. Based on plan 256.127, remove the existing master bedroom closet and optional laundry; split this new space evenly between the master bedroom and bedroom #2, adding a longer closet to bedroom #2 (bedroom in front of house on left side).
3. Remove the small linen closet in hallway, and expand bedroom #3 closet.
4. We would like to include a simple tray ceiling in the master bedroom.
5. In the master bathroom, we would like to include a corner whirlpool tub (looking out the back of the house) and have a tiled walk-in shower adjacent to the whirlpool tub. Want to keep the dual sinks.
6. Would like to have the laundry (and a separate sink) be positioned into the walk-through area to the bonus room.
7. Should we consider dormers for the bonus room and walk-in closet/possible sitting area above wing to make the space larger and more functional?

Basement

1. 9 ft ceilings requested
2. Plan is to partially finish basement for another bedroom and rec room.
3. May want to rough a ½ or even a full bathroom in basement (maybe near the stairs)

Kitchen & Island

Dimensions on current kitchen island: 42 in. wide of counter space. “L-shape” is approximately 105 inches by 99 inches. Seating for 6 stools at the island.

We would like to have a smooth-top stove and oven in the island, plus incorporate a convection oven somewhere else in the kitchen.

