



Cozy Home Plans
You don't have to be **Big to Live Large**

Grand Teton Floor Plan 770 sq ft



This exceptional design appears to be a simple Ranch, however, you may be surprised by the impressive interior. The bright interior is illuminated by natural light flowing from 7 windows, and the beautiful vaulted ceiling and a grand fireplace are sure to please.

As you move into the central area you find the Kitchen, eating area, laundry and main bath are all just steps away from the main entertaining area. This convenient layout is a perfect for families and multi-tasking. The Master Bed has its own private full Bath, plenty of storage space and a set of French doors to bring a bit of fresh air in to the room.

For those who love closet space, there is a roomy 11' wide closet in the Master bedroom while the second bedroom is large enough for two twin or one full-size bed and can serve as a Study or a Guest Bedroom option.

This 770 sq ft Cozy Home has no wasted space makes this the perfect home for first-time owners, retirees, small families or vacation home buyers.



Front View



Back



Left Side



Right Side



Information & Disclaimers

Important Information

In addition to the Cozy Home Plans you order, you may also need a site plan that shows where the house is going to be located on the property. Also, you might need larger beam sizes, higher roof pitches and wall thickness to accommodate roof loads and insulation specific to your region. Your home builder or local building department can usually help you with this. In rural areas you may also need a septic design unless your lot is served by a sanitary sewer system. Many areas now have area-specific energy codes that also have to be followed. This normally involves filling out a simple form providing documentation that your house plans are in compliance.

In some areas, additional steps are required to insure your home plans are in compliance with local, county, state and federal codes. Some areas of the U.S. have very strict engineering requirements. Some examples of this would be earthquake-prone areas of California and the Pacific Coast. The hurricane risk areas of Florida, Texas, and Mississippi etc also require additional engineering. New York, New Jersey, Nevada, and parts of Illinois require review by a local professional as well.

Furthermore, stock plans do not have a professional stamp attached. If your building department requires one, they will only accept a stamp from a professional licensed in the state where you plan to build. In this case, you will need to take your house plans to a local engineer or architect for review and stamping.

Copyright Law

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Disclaimer

All Cozy Home Floor Plans are designed to meet or exceed local home building codes in effect at the time the plan was designed. The building codes under which these home plans were designed are those in accordance with in the designer's local region.

The purchaser and/or builder are responsible to ensure that the home is built in strict compliance with their local building codes. Only qualified personnel should undertake any revisions to a house plan set. CozyHomePlans.com assumes no liabilities for changes or modifications made to home plans by others.