

Ardeen Townhome Main Level

ARDEEN

TOWNHOME

With its 4 bedrooms, 4.5 bathrooms, and spacious 12' x 22' deck, the 2,900 square foot two-story Ardeen townhome is one that is sure to provide comfort and convenience.

FLOOR PLAN HIGHLIGHTS

- Juliet balcony with 9' wide windows and Andersen® wood sliding door
- 12' x 22' deck
- 10' ceilings
- 10' granite island counter tops
- Under cabinet lighting
- Natural gas line on deck for grill hookup
- Private elevator (upgrade)
- 8' high doors (upgrade)
- Fireplace (upgrade)
- Wine chiller and ice maker (upgrade)



Living Room



Bathroom Upgrade



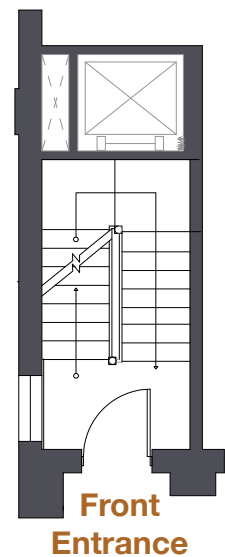
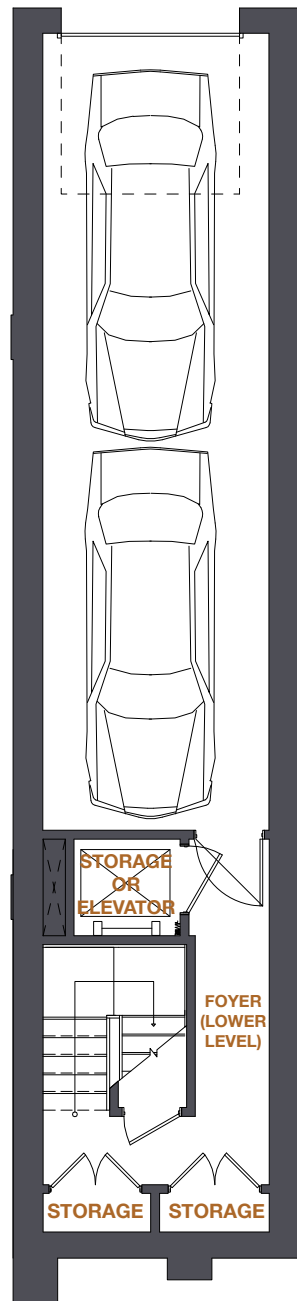
Deck

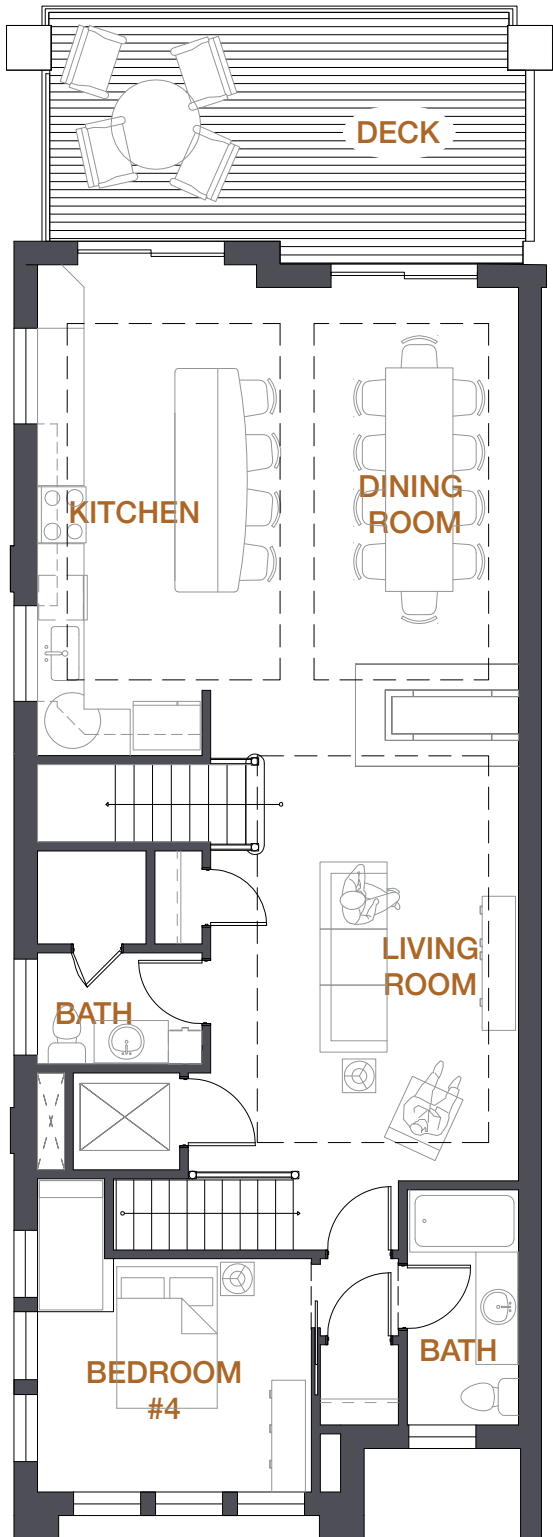
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LOWER LEVEL GARAGE

The lower level of the Ardeen has an attached 2-car garage. Three closets on this level provide extra storage and an elevator can be installed in place of one of these. The front entrance on Twyckenham Dr. faces Notre Dame with views of the campus and student athletic fields.





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SECOND LEVEL MAIN LIVING

The second level of the Ardeen is the heart of this townhome with its warm living room and spacious kitchen and dining area. This level is illuminated by natural light from the deck, facilitating both indoor and outdoor entertaining. Additionally, a fourth bedroom with a full bath can be used as a den.

ROOM DIMENSIONS

Bedroom #4	12'4" x 10'7"
Full Bath	5'1" x 10'8"
Living Room	13'10" x 20'1"
1/2 Bath	7'6" x 5'1"
Kitchen	10'7" x 18'8"
Dining Room	11' x 18'8"
Deck	22'5" x 10'8"



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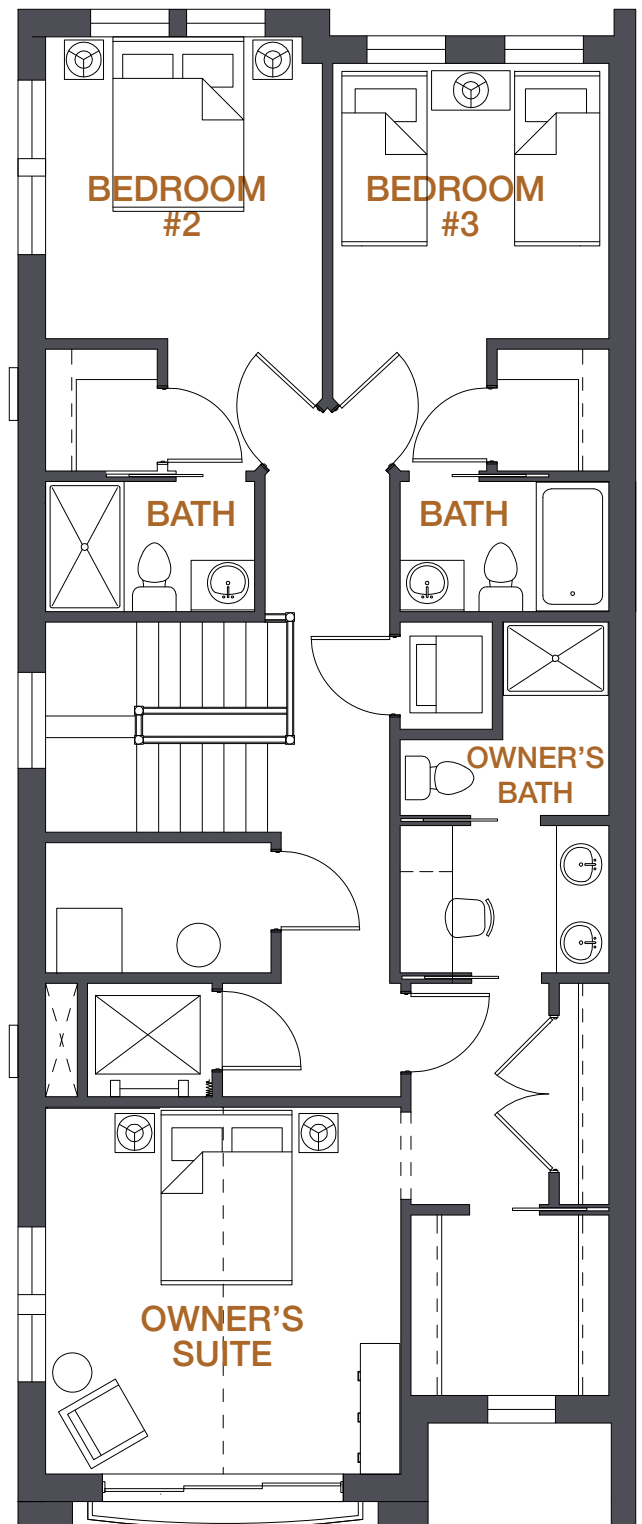
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THIRD LEVEL STANDARD

The three bedrooms feature 11' ceilings with plenty of room for your Notre Dame family. Additional features include a full-size, front-load washer and dryer, private baths, walk-in closets, and an optional master shower and office.

ROOM DIMENSIONS

Owner's Suite	13'8" x 11'2"
Owner's Bath	7'5" x 8'9"
Bedroom #1	10'8" x 11'7"
Full Bath #1	8'1" x 5'1"
Bedroom #2	10'8" x 11'2"
Full Bath #2	8'1" x 5'1"



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OWNER'S SUITE OFFICE/BATHROOM OPTION

The owner's suite shower and office upgrade includes a custom Kohler® shower with six body sprays, built-in seating, heated floors, and custom California Closets® systems.

