

The intent of this project was to develop a 3300 SF, budget-conscious home for the client. The site was a narrow, corner lot located in downtown Rochester. The efficiency of this home was achieved with a simple structural system and room layout that maximized space and minimized cost.

The home has three bedrooms, a full guest bathroom, a laundry room, game room above the garage, and a full master suite located on the second floor. On the main level, the home has a spacious kitchen, family room and breakfast room, as well as a formal dining room, powder room, mud room with a side entrance and a study.

By giving the front elevation an added layer of detail, we were able to give the home the desired appeal without exceeding the projected budget of the project.

**Project Specifications**

Construction Type - New Construction  
Style - American Colonial  
Square Footage - 3306 SF  
Site Size - .45 Acres  
Date of Completion - 2005

**Project Services**

Design Development  
Construction Administration

**General Contractor**

Usztan Construction

**References**

Upon Request

