






-  4 Bedrooms
-  3.5 Bathrooms
-  3,106 Square Feet
-  2 Car Garage
-  2 Levels



This charming model is part of the signature collection of tailored homes, designed by nationally recognized Allison Ramsey Architects, and individually crafted with an attention to detail all appreciate but few achieve. Classical yet contemporary, as if they've been here for generations - and will be for countless to come. Available at The Blufftons, a curated community where every consideration is taken to ensure a lifestyle experience above and beyond, in homes second to none.

## Features of this Floorplan

- Two-story wrap around porches
- First floor primary bedroom
- Screened porch
- Scullery off kitchen
- Second floor features a second primary bedroom and two additional bedrooms with jack + jill bathroom
- Detached 2-car garage with covered breezeway
- Countless ways to personalize

# THE Braddock

AT THE BLUFFTONS



[eagleofva.com](http://eagleofva.com)

This information is deemed reliable but not guaranteed. All details, dimensions, square footage, illustrations and pricing are approximate and may vary from actual plans and specifications. Contact an Eagle Sales Consultant for details. Current information as of 17th July 2025

This floor plan shows a single-story house with a large open living area on the left and a bedroom/bath wing on the right. The layout includes:

- Family Room:** Located on the far left, featuring a fireplace and access to a screened porch.
- Dining Room:** Adjacent to the family room, containing a large island and access to a kitchen.
- Kitchen:** Includes a scullery, a main kitchen area with a sink and stove, and access to a covered walkway.
- Living Room:** A large room with a fireplace and access to a front porch.
- Foyer:** The central entrance area with a staircase leading up.
- Primary Bedroom:** A large bedroom with a walk-in closet (WIC) and access to a covered walkway.
- Primary Bath:** Includes a bathtub, toilet, and vanity.
- Laundry:** A dedicated room for laundry, located near the primary bath.
- Garage:** A large two-car garage attached to the side of the house.
- Outdoor Spaces:** Includes a patio, a screened porch, and a covered outdoor kitchen area.

SECOND FLOOR

