



**D E S C R I P T I O N**

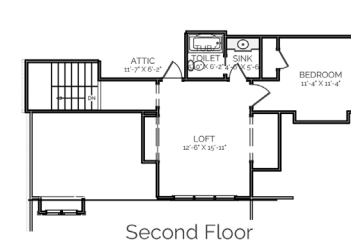
THE ROLLING FORK RESIDENCE OFFERS BOTH RUSTIC AND REFINED ELEMENTS, PERFECT FOR A SUBURBAN OR COUNTRY SETTING. THE FIRST FLOOR OFFERS A LARGE OPEN CONCEPT KITCHEN/ LIVING WITH CUSTOM BANQUET BREAKFAST NOOK. THE MASTER SUITE INCLUDES SEPERATE WALK-IN CLOSETS AND DOUBLE VANITY. THIS PLAN ALSO FEATURES SEPARATE STUDY AND OFFICE, BUTLER'S PANTRY, LAUNDRY, AND MUDROOM, PLUS, AN ADDITIONAL DOWNSTAIRS BEDROOM. UPSTAIRS HOSTS ANOTHER BED AND BATH AND GREAT LOFT AREA WITH ROOM FOR ADDITIONAL BEDS.

**A R E A C A L C U L A T I O N S**

FIRST FLOOR CONDITIONED  
2,762 SQ FT  
SECOND FLOOR CONDITIONED  
487 SQ FT  
TOTAL CONDITIONED  
3,249 SQ FT  
FIRST FLOOR UNDER ROOF  
4,233 SQ FT  
SECOND FLOOR UNDER ROOF  
487 SQ FT  
TOTAL UNDER ROOF  
4,720 SQ FT

**H I G H L I G H T S**

- 3 1/2 BATHROOM ▪ 2 CAR GARAGE
- SPACIOUS ▪ LARGE PORCH SPACE
- FIRST FLOOR MASTER
- LOFT ▪ OFFICE ▪ 3 BEDROOM



# ROLLING FORK

## RESIDENCE

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**LAKE + LAND STUDIO, LLC**  
HATTIESBURG, MS 39402  
601.336.8114  
WWW.LAKEANDLANDSTUDIO.COM