

NOW SELLING



# The Berkley

SINGLE-LEVEL CRAFTSMAN

PRICED FROM

\$829,999

## PLAN FEATURES

- ◆ 1,930 Square Feet
- ◆ 3 Bedrooms
- ◆ 2.5 Bathrooms
- ◆ Detached Carriage House Garage
- ◆ Covered Front Porch
- ◆ 22' x 12' Rear Patio

A refined single-level craftsman built for easy living — an open great room, a generous covered porch, and a quiet primary suite, finished to Monogram's signature standard.

## INCLUDED STANDARD

- ◆ 9' Ceilings
- ◆ LVP Flooring
- ◆ Tiled Primary Shower
- ◆ Quartz Countertops
- ◆ Gas Fireplace
- ◆ Energy-Efficient HVAC



Explore every plan at University Place

SCAN TO VIEW THE FULL COLLECTION

MODEL HOME · 2102 BLUE GRASS AVE  
(208) 777-3000 · MONOGRAMBUILT.COM  
INFO@MONOGRAMBUILT.COM

# The Berkley

MAIN LEVEL · 1,930 SF



## THE DETAILS

SQUARE FEET	1,930
BEDROOMS	3
BATHROOMS	2.5
GARAGE	Carriage (opt.)
COVERED PORCH	Covered
COVERED PATIO	22'x12'
LEVELS	Single

Dimensions are approximate and may vary by homesite and selected options.

## REAR ELEVATION



## CARRIAGE HOUSE OPTIONS



### Carriage House

Detached single garage with storage loft above.  
Approx. 628 sf main · 720 sf loft.



### 2-Car Carriage House

Detached two-car garage with 24'6" x 17' loft.  
Approx. 628 sf main · 720 sf loft.

AVAILABLE ON MOST HOMESITES · ASK OUR TEAM WHICH LOTS QUALIFY