One Story Ranch Series



Cullen Brothers builds to the highest standards.

Cullen Brothers makes building a custom home simple and beautiful! With our numerous ranch floor plans, we can custom design around your individual taste and budget. You can choose from 2500 square feet of living space up to 5000 square feet. If you are considering building a new home, give us an opportunity to demonstrate what sets us apart. Say goodbye to the production look and feel of a box built home and hello to a custom, quality built home from Cullen Brothers!



www.cullenbrothers.com Since 1997

Athena	2, 3
Jamestown	4, 5
Jason Michael	6, 7
Kingsdale	8, 9
Lavender	10, 11
Onay-Hill	12, 13
Rachel Marie	14, 15
Saint Joseph	16, 17
Saint Matthews	
Tiffany	20, 21

Athena

Master Bdrm 18'-0" × 17'-6"

Closet 10'-5" × 6'-5

> Bedroom Two 14'-4" × 12'-5"

Master Bath 8:-11" × 14'-7

WI Closet 11'-6" x 9'-7"

Bath Two 11'-8" × 5'-8"

Study 11'-8"× 15'-1"

11' Ceiling Height

Family Room 19'-10" × 17'-6"

Connector Hall

Dining Room 13'-0" x 14'-7"

14' Ceiling Height

FIRST FLOOR PLAN 2765 sq ft

The Athena

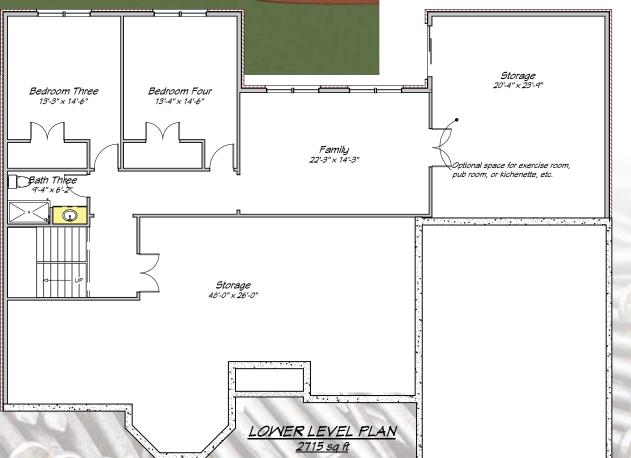
The Athena is a stately ranch floor plan with approximately 2800 square feet of living space on the first floor. This four bedroom floor plan includes three and one half baths, three car garage, covered porch, finished basement, and variety of first floor ceiling heights ranging from 9', 11', and 14'. Basement finishing can easily be expanded to provide a total living space of over 4500 square feet.

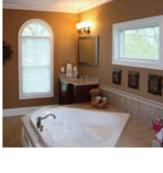


Kitchen/Breakfast 21'-8" x 18'-0"

0

Three Car Garage









Jamestown

GARAGE



Bedroom Two 12'-9"× 12'-11"

Porch

FIRST FLOOR PLAN 2501 sq ft

Bedroom Three

The Jamestown

The Jamestown is a very functional ranch floor plan with approximately 2500 square feet of living space on the first floor. This 3 bedroom floor plan includes all bedrooms on the first floor, two and one half baths, 2 car garage, covered porch, conveniently located laundry, and mudroom. A custom design finished basement can easily be provided expanding this plan to over 3500 square feet of total living space.







Kingsdale



The Kingsdale

Contact Bill Cullen 513.615.2269 or email info@cullenbrothers.com

Jason Michael

Family 19'-3" x 19'-3"

Connector Hallway

Dining 14'-8" × 14'-0"

FIRST FLOOR PLAN

Master Bdrm

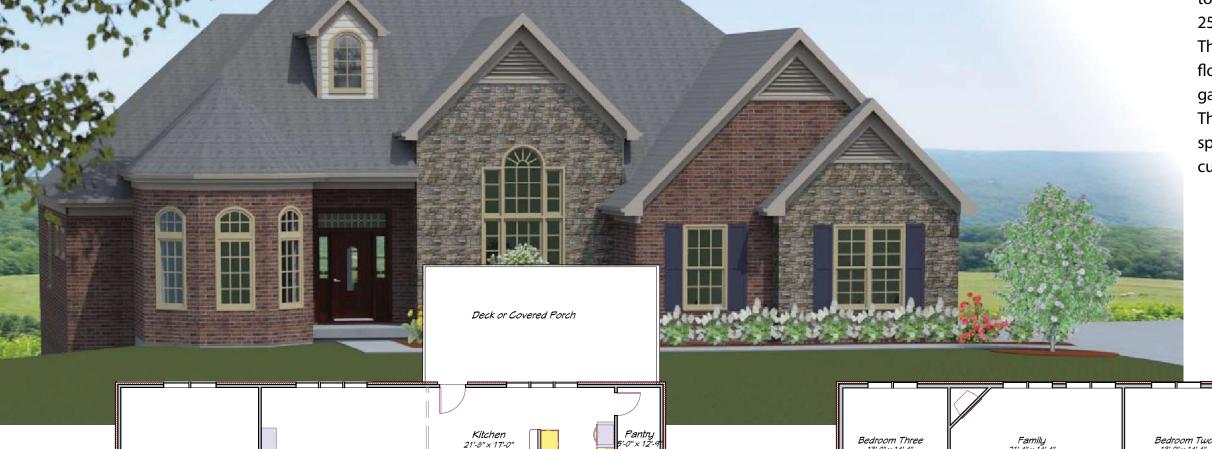
Master Bath

Master Closet

Study 11'-1" × 13'-4"

The Jason Michael

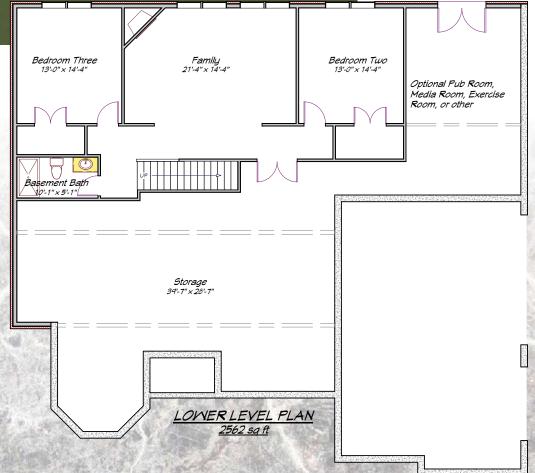
The Jason Michael ranch floor plan caters towards the empty nesters with approximately 2500 square feet of living space on the first floor. This three bedroom floor plan includes a first floor master, two and one half baths, three car garage, and a large pantry, and laundry room. The finished basement expands the total living space to over 3500 square feet and can be customized around your individual needs.



Laundry 10'-6" x 8'-8"

Mud Room 11'-9" × 6'-7"

Three Car Garage 22'-7" x 33'-10"









Lavender The Lavender The Lavender is a ranch floor plan with a unique combination of curved roof lines, barrel dormers, and turrets. With approximately 2800 square feet of living space on the first floor, this three bedroom floor plan includes all bedrooms on the first floor, 16' dining room, 3 car garage, covered porch, mudroom, and 10' ceiling in the great room. Customized basement finishing can easily be provided around your individual needs expanding the total living space to over 4000 square feet. Vaulted Breakfast Room Covered Porch Master Bath Master Bdrm FAMILY 19'-7" × 18'-11" Closet Mud Rm Laundry Bath Entry Bedroom *Dining* 11'-10" × 16'-7" Three or Bedroom Two 11'-11" x 12'-8" *Three Car Garage*__ 22'-11" × 31'-8" Study 11'-10" × 16'-1" Porch FIRST FLOOR PLAN

10

Onay-Hill The Onay-Hill The Onay-Hill is a similar plan featured in the 2014 Northern Kentucky Cavalcade of Home show. This ranch floor plan has approximately 3000 square feet of living space on the first floor. This four bedroom floor plan includes vaulted turret in the breakfast room, coffered ceiling in the great room, large covered porch, 16' dining room ceiling, three car garage, mudroom, and 11'ceiling foyer and study. Basement finishing could easily be expanded to included five or six bedrooms, bar, recreational room, and theater room. Covered Porch *Billiards* 15'-3" × 15'-2" Master Bdrm 18'-3" x 16'-4" Bedroom Three 14'-6" x 12'-7" Pub Room Golf Cart/Storage FAMILY 23'-5"×21'-11" Garage 15'-7" × 21'-4" Closet 12'-10" x 8'-8" Mud Room 13'-7" × 7'-6" Porch THree Car Garage FIRST FLOOR PLAN 3369 sa ft LOWER LEVEL PLAN Contact Bill Cullen 513.615.2269 or email info@cullenbrothers.com

13

Rachel Marie The Rachel Marie The Rachel-Marie is an economical, spacious, well designed ranch floor plan with approximately 2550 square feet of living space on the first floor. This 3 bedroom floor plan includes three car side entry garage, dining room or study, large master closet, large walk-in pantry, and a handsome exterior. Custom Basement finishing to suit is available and can expand the total living space to over 4000 square feet. Deck WI Pantry *Kitchen* 17'-4" x 21'-9' Master Bdrm 15'-0" x 16'-1" WI Closet Family 16'-4" x 21'-9" Powder Rm Mud Room Butler's Pantry Dining or Study 12'-7" × 14'-2" Bdrm Two 11'-6" × 15'-4" Three Car Garage Front Porch Bdrm Three 15'-6" × 12'-1" FIRST FLOOR PLAN 2561 sq ft Contact Bill Cullen 513.615.2269 or email info@cullenbrothers.com 14 15

Saint Joseph

16

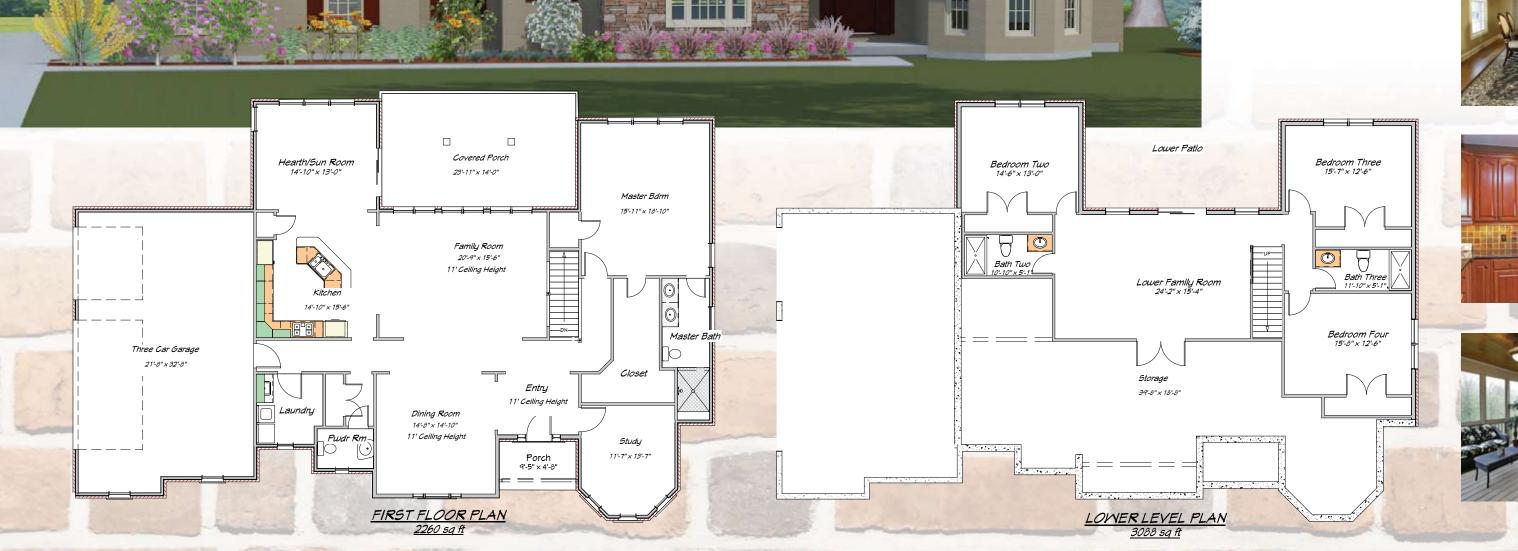


The Saint Joseph

Saint Matthews

The Saint Matthews Ranch

The Saint Matthews is an economical four bedroom ranch floor plan with a first floor master. The interior includes a variety of ceiling heights and the front turret compliments a rich front exterior. This floor plan includes three car side entry garage, sun room, rear covered porch, and three and one half baths. The finished basement plan proudly boasts over 3800 square feet of finished living space.



Tiffany The Tiffany The Tiffany is another of our economical ranch floor plans with three bedrooms on the first floor. The plan still includes many amenities sought after by today's buyer, such as a three car garage, covered porch, high ceilings, large kitchen, and a stately exterior. Custom basement finishing could be provided expanding the total living space to over 3800 square feet. Rear Covered Porch Bedroom Four 18'-6" x 12'-4" Master Bath *Master Bdrm* 13'-11" × 18'-8" Storage Kitchen/Breakfast Family Room 19'-10" x 16'-6" Folding table Bedroom Three WI Closet Mud Room CLOSET 2'-0" × 6'-0" *14'-5" x 6'-0"* ─ Cubbies Lower Bath Connector Hallway Ewdr Rm 7'-5' × 3'-4' *Storage* 11'-11" x 10'-4 Entry 3'-5" × 10'₁₁7" WI Closet 8:0" x 5'-6" Three Car Garage | 21'-8" x 31'-3" Dining Room 13'-0" x 14'-7" Bath Two 8'-0' x 5'-6" Bedroom Two 14' Ceiling Height Covered Porch δ'-0" × 3'-5" LOWER LEVEL PLAN FIRST FLOOR PLAN 2320 sq ft Contact Bill Cullen 513.615.2269 or email info@cullenbrothers.com 20 21