



KEVIN YOUNG DESIGNERS

CUSTOM HOME DESIGN

THE COMAL

PLAN NO. KYD-2564

3 BEDROOMS | 2 FULL BATH 1 HALF BATH | 2 OVERSIZE GARAGES | ONE STORY



PLAN SUMMARY

The Comal is a thoughtfully designed one-story home that blends comfort, style, and functionality. Featuring 2 Full Bath 1 Half Bath, a spacious open-concept living area, private primary suite, study, and an oversized 2-car garage with carport, this plan is perfect for everyday living and entertaining.

PLAN DETAILS

BASIC PLAN INFORMATION

Number of Stories: One Story

Bedrooms: 3

Bathrooms:

- Full Baths: 2
- Half Baths: 1

GARAGE

Number of Garage Bays: 2 — OVERSIZE

Garage Type: Front Entry

SQUARE FOOTAGE

Living Area:	2564 sq. ft.
Garage Area:	608 sq. ft.
Front Porch:	125 sq. ft.
Back Porch / Lanai:	396 sq. ft.
Total Under Roof:	4091 sq. ft.
Carport:	396 sq. ft.

OVERALL DIMENSIONS

Width:	76'
Depth:	66'-4"
Height to Tallest Roof Peak:	26'-9"

CONSTRUCTION INFORMATION

Ceiling Height(s): First Floor: 10'

Foundation Type: Slab

Roof Pitch: 7:12

SPECIAL FEATURES

- Study / Home Office
- Walk-In Pantry
- Outdoor Kitchen
- Covered Lanai / Pavilion
- Oversized Garage / Workshop

