

SIMPATICO COURTYARD HOUSE



The Swatt | Miers Simpatico Courtyard Home is designed to be a kit of parts, customizable to the clients (growing) needs. This design can be built as the complete 3 module, 2 site built part home, or built incrementally with few modifications needed. The home has ample glazing for indoor/outdoor living, and the site built portions allow for large cantilevers and taller spaces.

An upgrade model is available with more glazing, a beautiful wood window entry wall and other enhanced features.

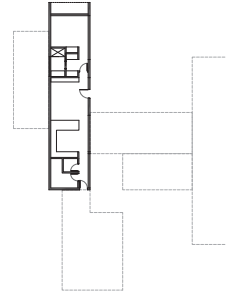
This Swatt | Miers Simpatico series is designed to be expandable, customizable, yours.



SIMPATICO COURTYARD HOUSE

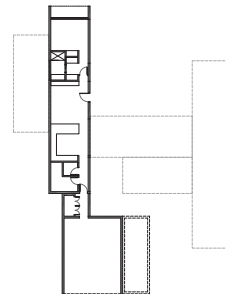
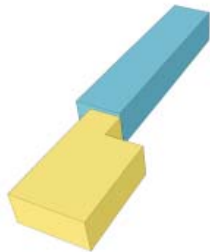


MOD 1



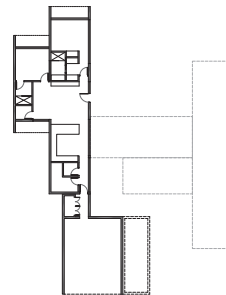
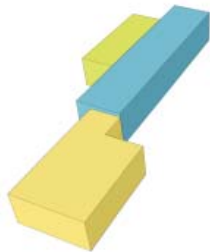
1 bed
1.5 bath
899 sqft

MOD 1
+ CARPORT



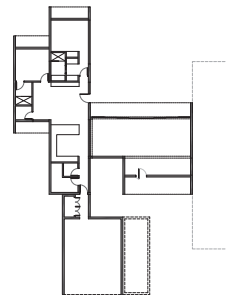
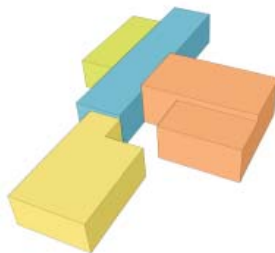
1 bed
1.5 bath
899 sqft
2 car carport + storage

MOD 1
+ CARPORT
+ MOD 2



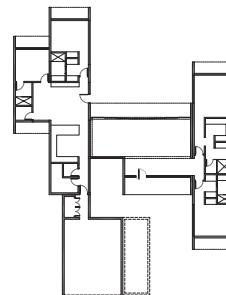
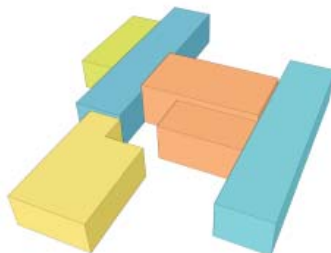
1 bed
2.5 bath
1 office
1227 sqft
2 car carport + storage

MOD 1
+ CARPORT
+ MOD 2
+ GREAT ROOM



1 bed
2.5 bath
1 office
great room
1912 sqft
2 car carport + storage

MOD 1
+ CARPORT
+ MOD 2
+ GREAT ROOM
+ MOD 3



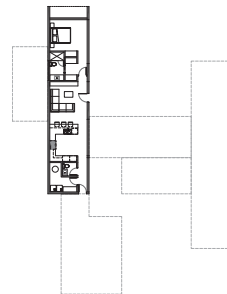
3 bed
4.5 bath
1 office
great room
2753 sqft
2 car carport + storage

SIMPATICO COURTYARD HOUSE



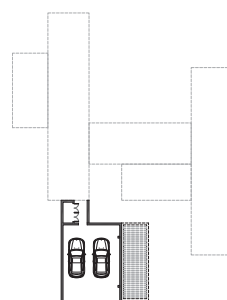
SWATT MIERS ARCHITECTS

MOD 1



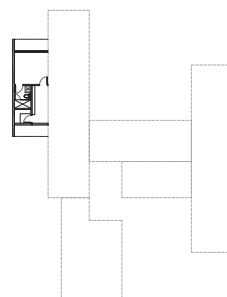
\$380,000
14'-6" wide
x 66'-0" long
x 11'-10" tall

CARPORT



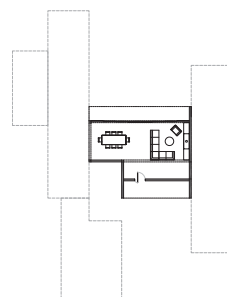
\$80,000
21'-4" wide
x 43'-4" long
x 10'-6" tall

MOD 2



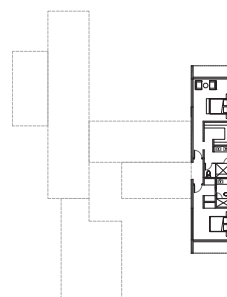
\$115,000
12'-6" wide
x 26'-3" long
x 10'-6" tall

GREAT ROOM



\$180,000 (materials)
14'-6" wide
x 36'-0" long
x 13'-6" tall
+12'-0" wide
x 24'-6" long
x 13'-6" tall

MOD 3



\$335,000
14'-6" wide
x 66'-0" long
x 11'-10" tall

SIMPATICO COURTYARD HOUSE



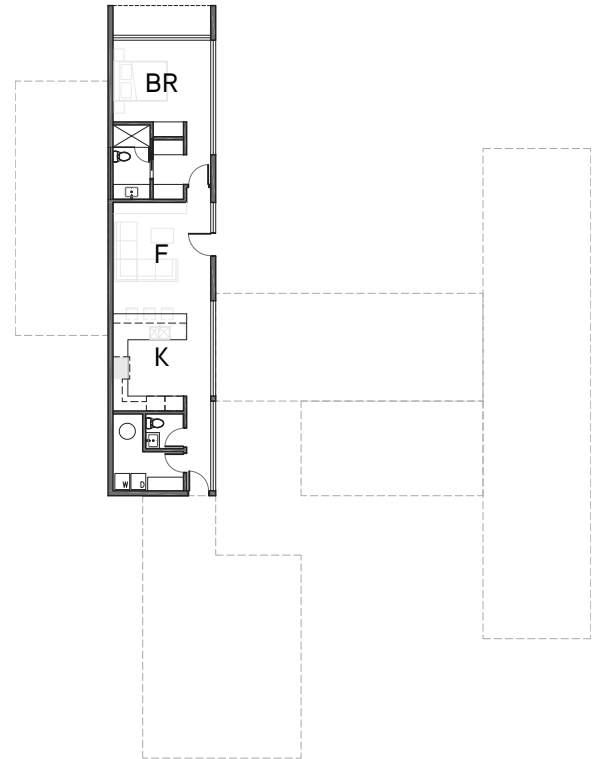
MOD 1

1 bed, 1.5 bath
899 sqft

PRICING:

Modular Cost: starting at \$380,000
Modular + Site: starting at \$600,000

MOD 1 is the entry level model of the Swatt | Miers Simpatico Courtyard Series. Ideal for a first-time home buyer or as a maintenance free pied-a-terre, this standalone module includes a bedroom with en-suite bathroom, a family room, an open kitchen, a laundry room and a powder room.



SIMPATICO COURTYARD HOUSE



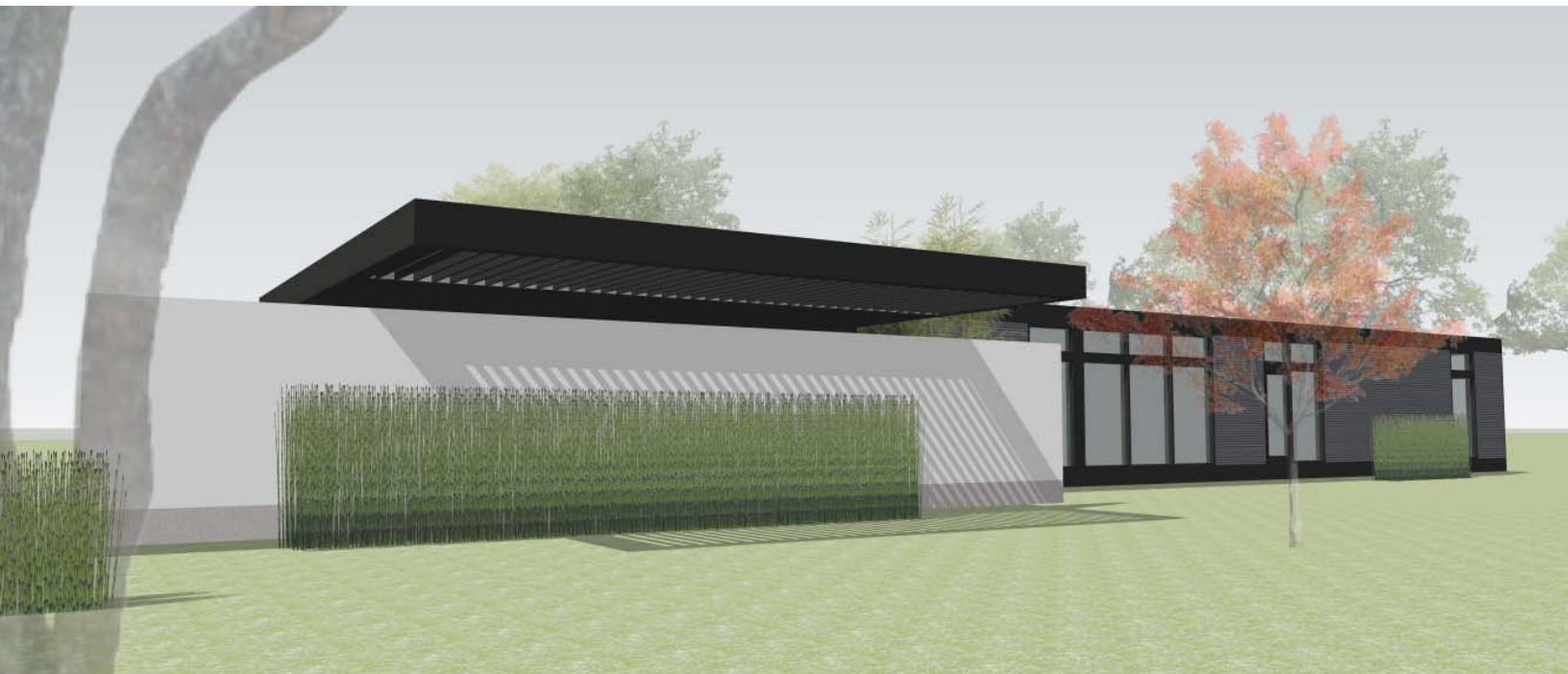
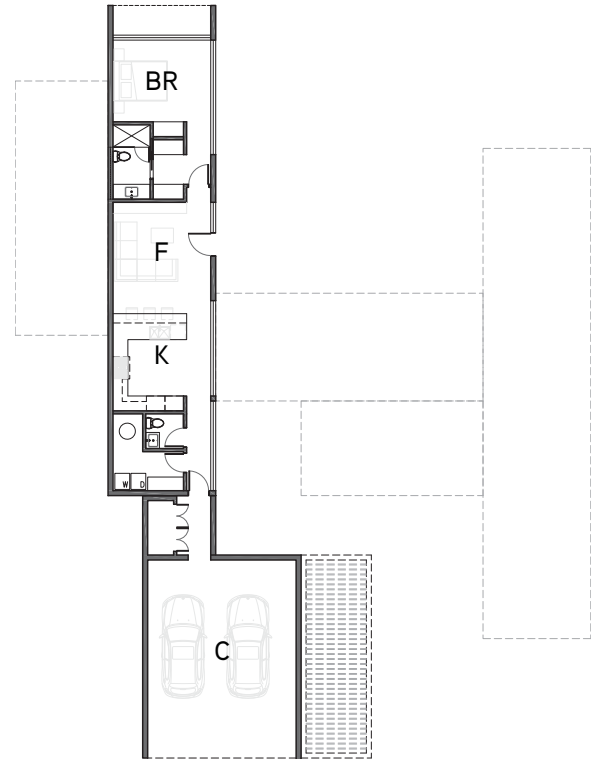
MOD 1 + CARPORT

1 bed, 1.5 bath
899 sqft
2 car carport + 26 sqft of storage

PRICING:

Modular Cost: starting at \$460,000
Modular + Site: starting at \$750,000

MOD 1 + CARPORT is the second model of the Swatt | Miers Simpatico Courtyard Series. It includes one factory-built module with a bedroom with en-suite bathroom, a family room, an open kitchen, a laundry room and a powder room. It also includes a site built, low-maintenance 2-car carport with some outdoor storage.



SIMPATICO COURTYARD HOUSE



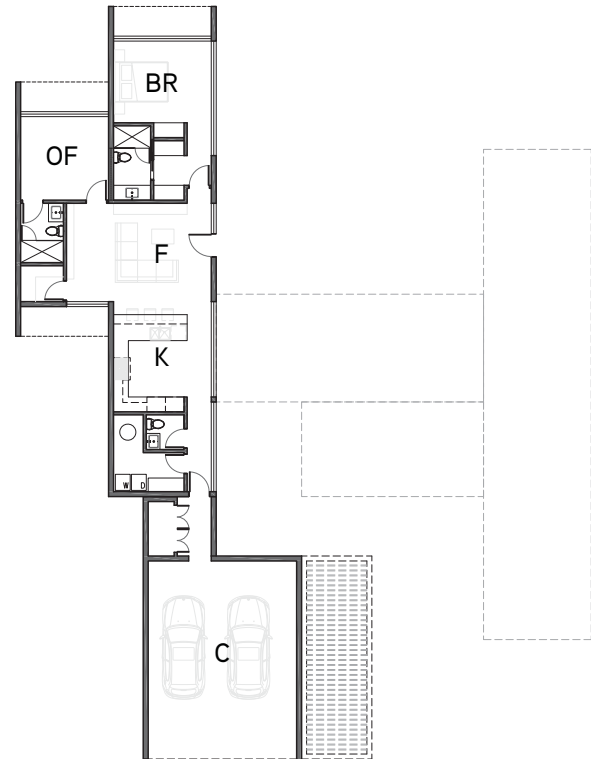
MOD 1 + CARPORT + MOD 2

1 bed, 1 office, 2.5 bath
1227 sqft
2 car carport + 26 sqft of storage

PRICING:

Modular Cost: starting at \$575,000
Modular + Site: starting at \$1,000,000

MOD 1 + CARPORT + MOD 2 is the third model of the Swatt | Miers Simpatico Courtyard Series. It includes two factory-built modules with a bedroom with en-suite bathroom, a family room, an open kitchen, an office, a laundry room, a second full bathroom and a powder room. It also includes a site built, low-maintenance 2-car carport with some outdoor storage.



SIMPATICO COURTYARD HOUSE



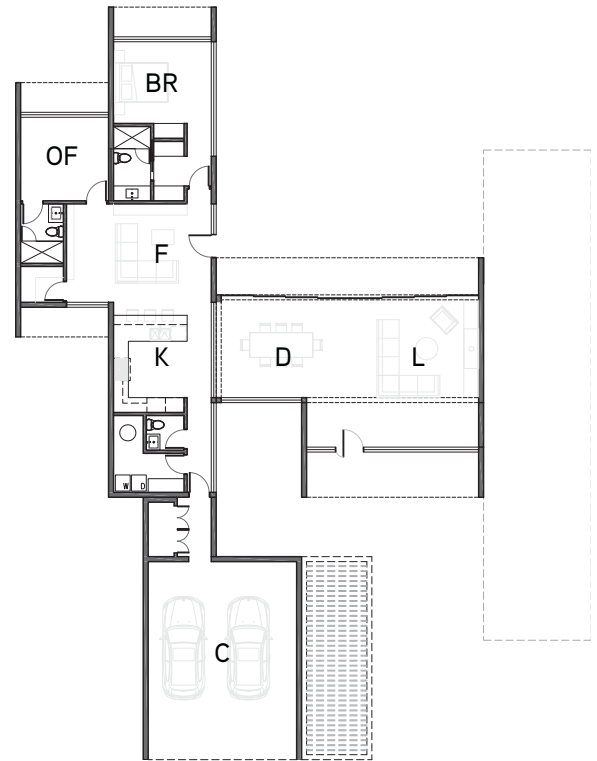
MOD 1 + CARPORT + MOD 2 + GREAT ROOM

1 bed, great room, 1 office, 2.5 bath
1912 sqft
2 car carport + 26 sqft of storage

PRICING:

Modular Cost: starting at \$755,000
Modular + Site: starting at \$1,200,000

MOD 1 + CARPORT + MOD 2 + GREAT ROOM is the fourth model of the Swatt | Miers Simpatico Courtyard Series. It includes two factory-built modules with a bedroom with en-suite bathroom, a family room, an open kitchen, an office, a laundry room, a second full bathroom and a powder room. It also includes a site built great room with taller ceilings and a site built 2-car carport.



SIMPATICO COURTYARD HOUSE



SWATT MIERS

MOD 1
+ CARPORT
+ MOD 2
+ GREAT ROOM
+ MOD 3

3 bed, great room, 1 office, 4.5 bath
2753 sqft
2 car carport + 26 sqft of storage

PRICING:

Modular Cost: starting at \$1,000,000
Modular + Site: starting at \$1,800,000

MOD 1 + CARPORT + MOD 2 + CARPORT + MOD 3 is the last model of the Swatt | Miers Simpatico Courtyard Series. It includes three factory-built modules with 3 bedroom with en-suite bathrooms, a family room, an open kitchen, an office, a laundry room, a second full bathroom and a powder room. It also includes a site built great room with taller ceilings and a site built 2-car carport.

