

THE HERITAGE

at Jacobs Farm



A RESIDENTIAL DEVELOPMENT
IN RIDGELAND MISSISSIPPI

Old Canton Road

Old Canton Road

THE HERITAGE

at Jacobs Farm

Heritage Blvd

Alley A

8 7 6 5 4 3 2 1

Westbrok Way

Alley F

9 10 11 12 13

Jacobs Cove

21 20 19 18 17 16 15 14

22 23 24 25 26 27 28

Alley B

52 53

54 55 56 57 58 59 60 61

Green Oaks Circle

Alley E

47 48 49 50 51

42 41 40 39

Alley D

43 44 45 46

Alley C

34 35 36 37 38

Green Oaks Circle

29 30 31 32 33

POND

HOME DESIGNS

THE HERITAGE *at Jacobs Farm*

The following pages contain preapproved stock plans available for convenience. However, if you don't see a home design that meets your needs or want to make modifications to existing plans, please contact us and we can connect you with our design professionals to discuss modifications and custom plans. Please be sure to obtain a copy of our design guidelines and covenants before beginning the design process. All custom plans must be approved by the Architectural Review Board. Any and all costs for modifications, custom plans, and printing for Architectural Review shall be the responsibility of the homebuyer and not the developer or builder.

THE HERITAGE

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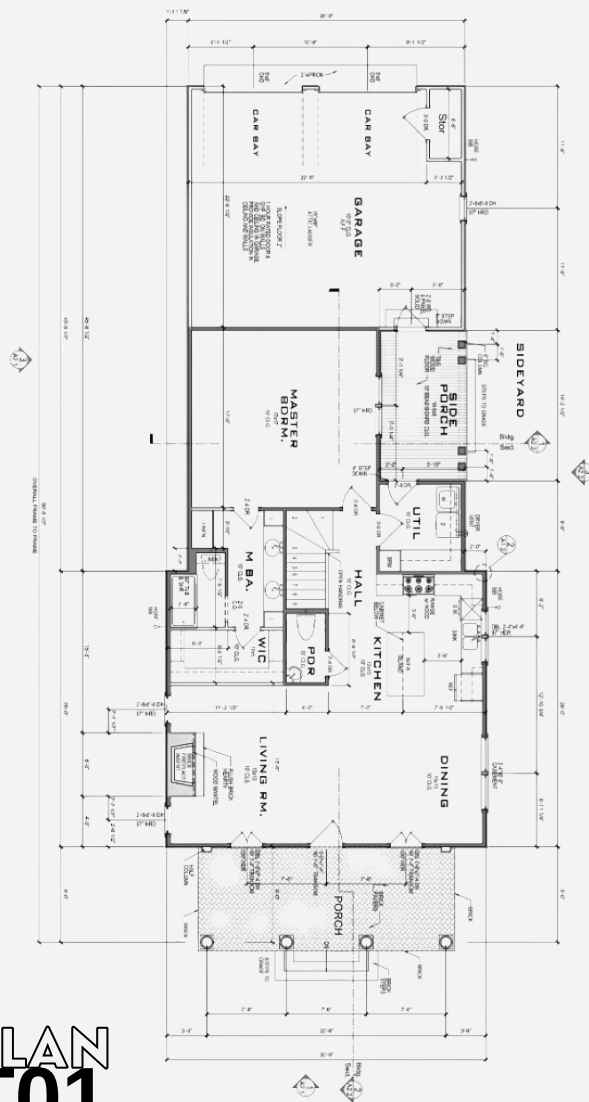
HOME DESIGNS

Vieux Chalet II

Less is more. Simple is refined. The timeless look of a creole cottage. Southern style with a Louisiana influenced design. Main floor primary suite plus two bedrooms upstairs and a media loft space.

Bedrooms: 3
Bathrooms: 2 1/2
Primary on 1st Floor

1,936 SF Living Area
349 SF Porches
604 SF Garage (2 Car)
2,868 Total SF Under Roof
30' Total Width
81' Total Depth

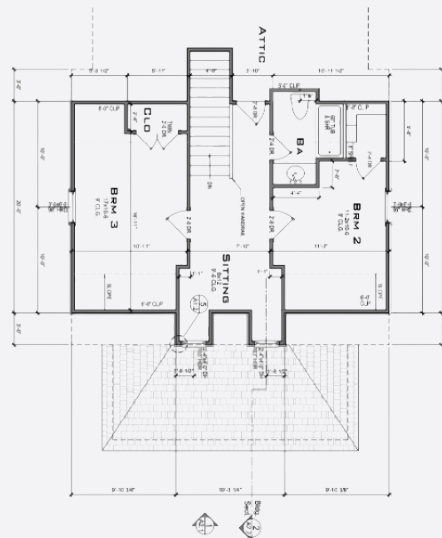


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PLAN
T01

HOME DESIGNS

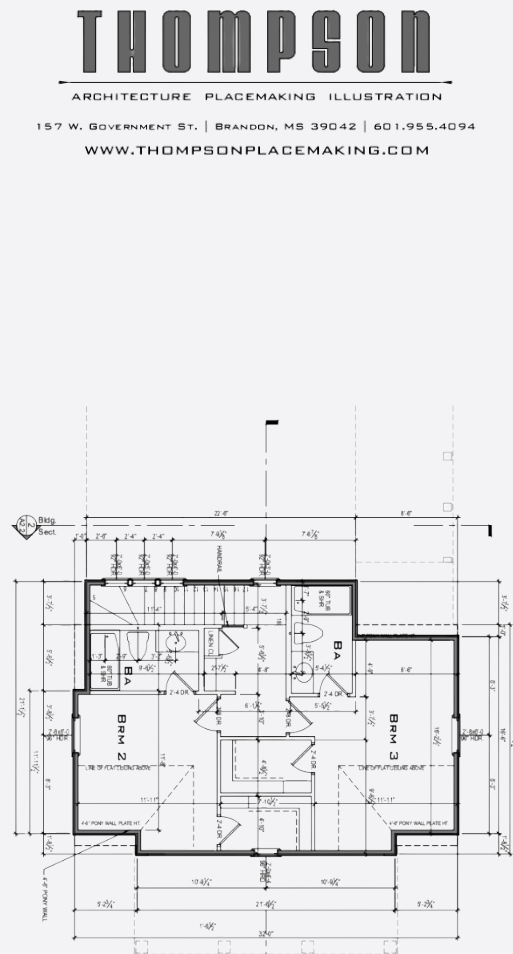
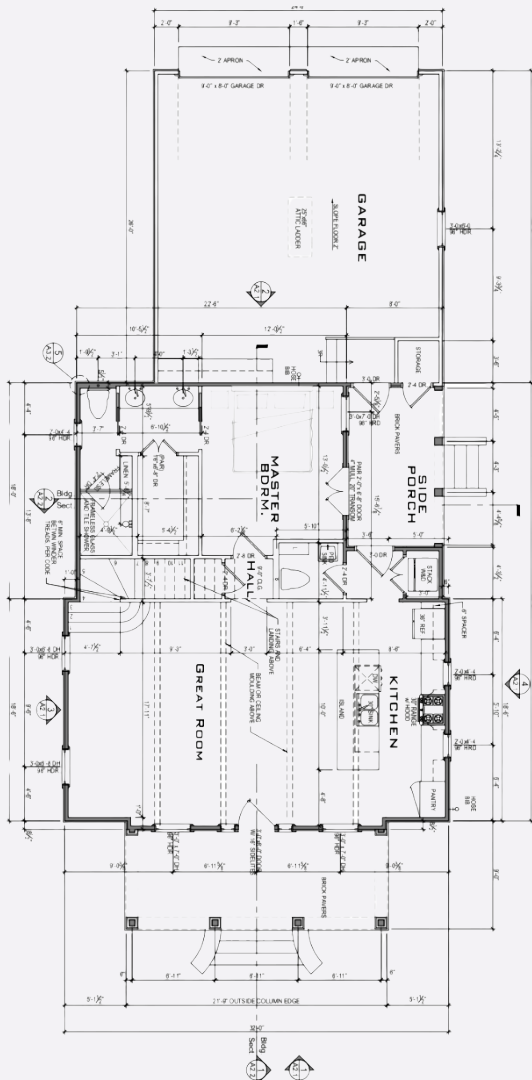
Shady Shake 3B

A traditional cottage that brings all the comforts of a simpler life. Southern style with a creole flare design. Main floor primary suite plus two bedrooms upstairs.

Bedrooms: 3
Bathrooms: 2 1/2
Primary on 1st Floor

1738 SF Living Area
311 SF Porches
644 SF Garage (2 Car)
2,638 Total SF Under Roof
32' Total Width
71' Total Depth

FITS LOTS 39-46



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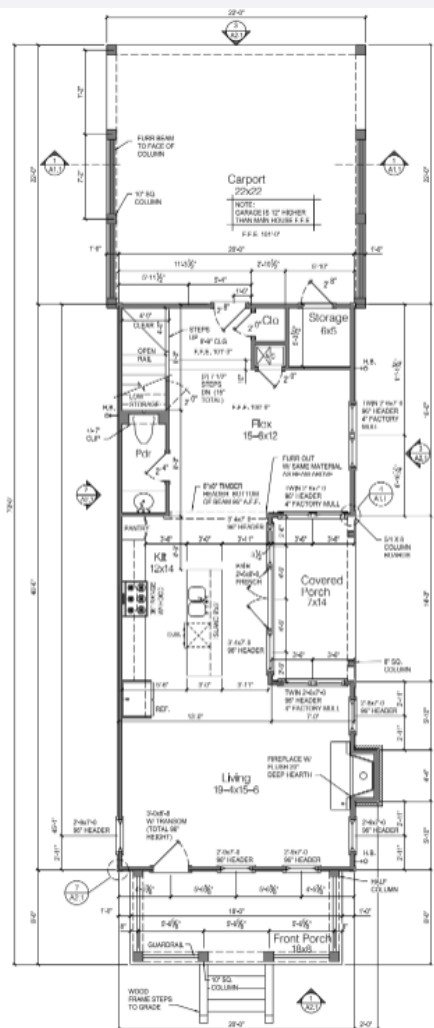
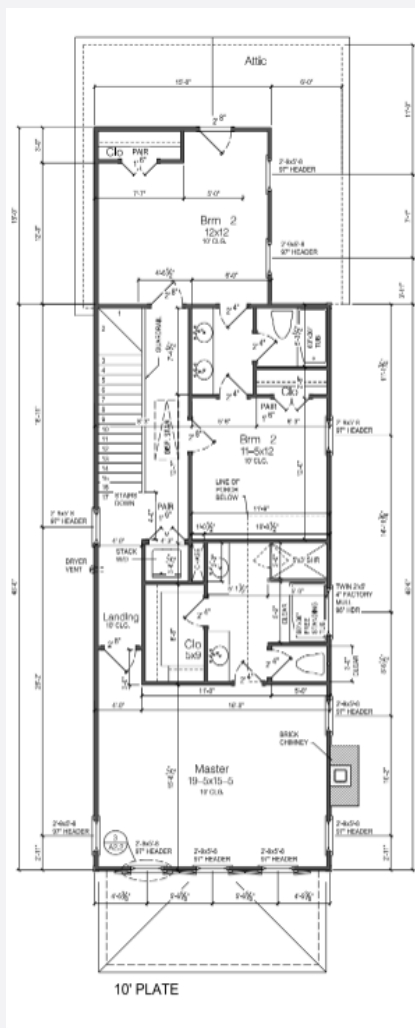
HOME DESIGNS

Turner House

A unique design with a smaller footprint to allow for a little more yard. The bedrooms are upstairs while the entertaining space is downstairs.

Bedrooms: 3
Bathrooms: 2 1/2

1738 SF Living Area
311 SF Porches
644 SF Garage (2 Car)
2,638 Total SF Under Roof
32' Total Width
71' Total Depth



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PLAN
T03

HOME DESIGNS

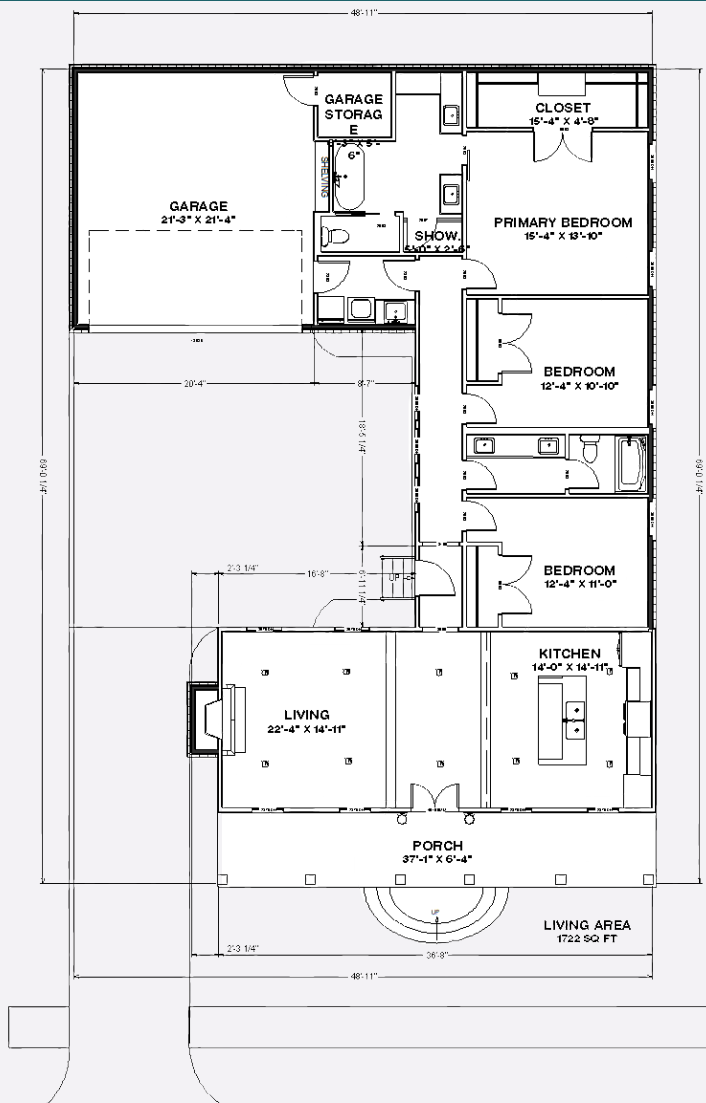
Southern Exposure

A traditional home with a hidden front facing garage and courtyard drive. Single story convenience designed for Jacobs Cove lots.

Bedrooms: 3
Bathrooms: 2
Single Story Plan

1722 SF Living Area
240 SF Porches
519 SF Garage (2 Car)
2,476 Total SF Under Roof
49' Total Width
69' Total Depth

FITS LOTS 15-28



HOME DESIGNS

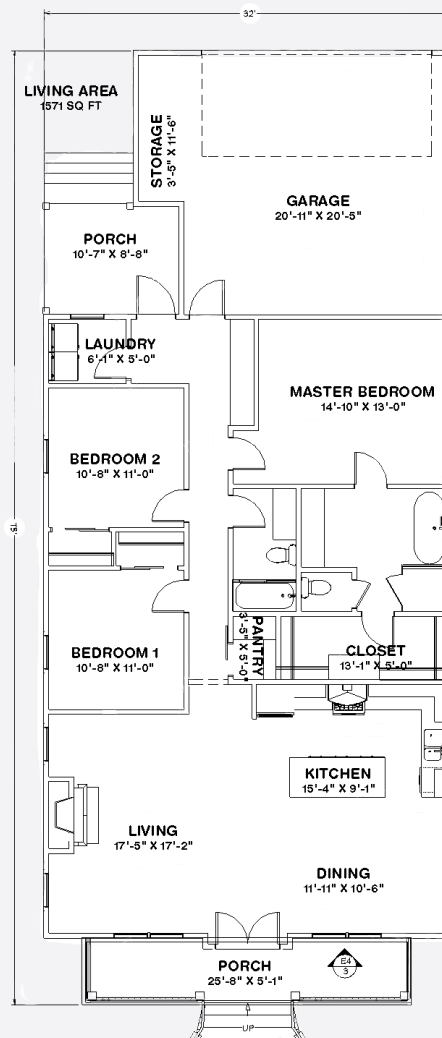
Quaint Cottage

This high style quaint cottage features exposed rafters on the porch with craftsman style newels and posts. This home also features a screened back porch, three bedrooms and 2 bathrooms.

Bedrooms: 3
Bathrooms: 2
Single Story Plan

1571 SF Living Area
221 SF Porches
503 SF Garage (2 Car)
2,290 Total SF Under Roof
32' Total Width
75' Total Depth

FITS LOTS 39-46



PLAN
H02

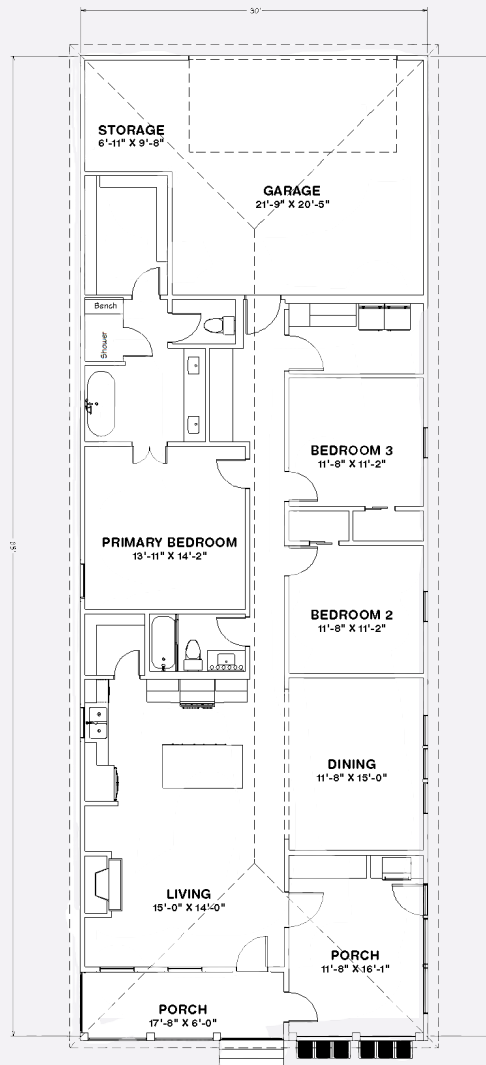
HOME DESIGNS

Shuttered Porch

This low country style home has a shuttered and screened porch that creates an outdoor kitchen, living or dining space upfront inviting your guests to come and stay a while.

Bedrooms: 3
Bathrooms: 2
Single Story Plan

1733 SF Living Area
302 SF Porches
542 SF Garage (2 Car)
2,577 Total SF Under Roof
30' Total Width
85' Total Depth



THE HERITAGE

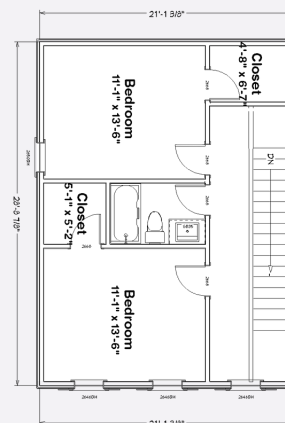
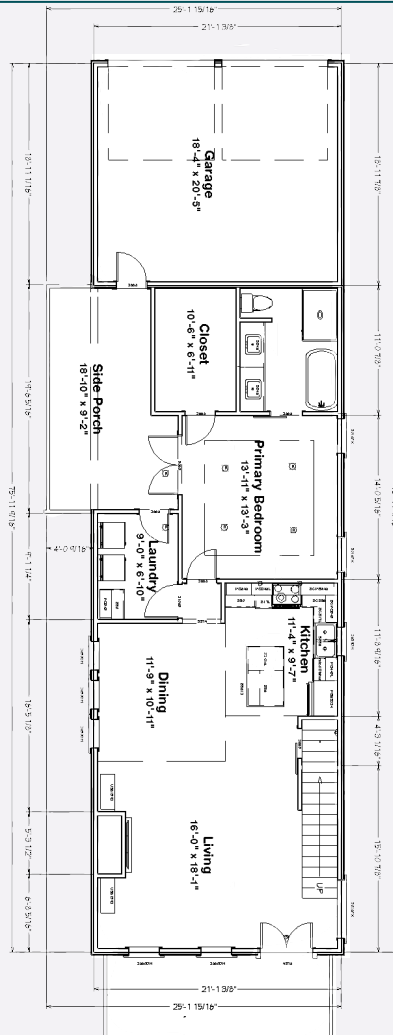
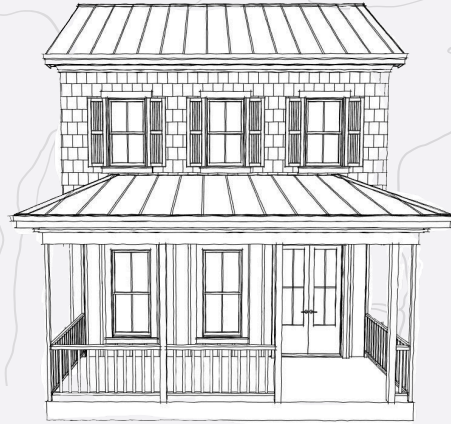
at Jacobs Farm

HOME DESIGNS

Modern Farm House

The Heritage at Jacobs Farm must have a modern farmhouse plan option. This great two-story plan delivers modern design with the traditional farmhouse style. The primary is on the first level and two additional generously sized bedrooms are upstairs.

Bedrooms: 3
Bathrooms: 2.5
1095 SF 1st Living Area
634 2nd Living Area
1729 Total Living Area
349 SF Porches
396 SF Garage (2 Car)
2474 Total SF Under Roof
25" Total Width
76' Total Depth



PLAN
H04

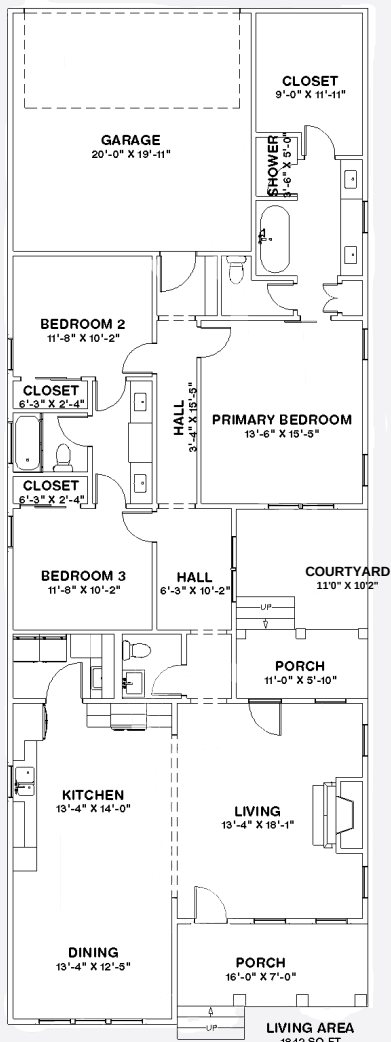
HOME DESIGNS

Courtyard Patio

This plan comes in two alternate elevations and features porches on both sides of the living area and a courtyard patio. If you like to entertain guests, this is the plan for you.

Bedrooms: 3
Bathrooms: 2 1/2
Single Story Plan

1842 SF Living Area
240 SF Porches
519 SF Garage (2 Car)
2,476 Total SF Under Roof
49' Total Width
69' Total Depth



Alternate Elevation (mirrored)

HOME DESIGNS

Low Country Style

Low Country Style houses are quintessential southern cottages. Low Country cottages are a mix of simple, functional elegance. This home does not disappoint and features a split plan 3 bedroom, thanks to the primary bedroom off the front porch.

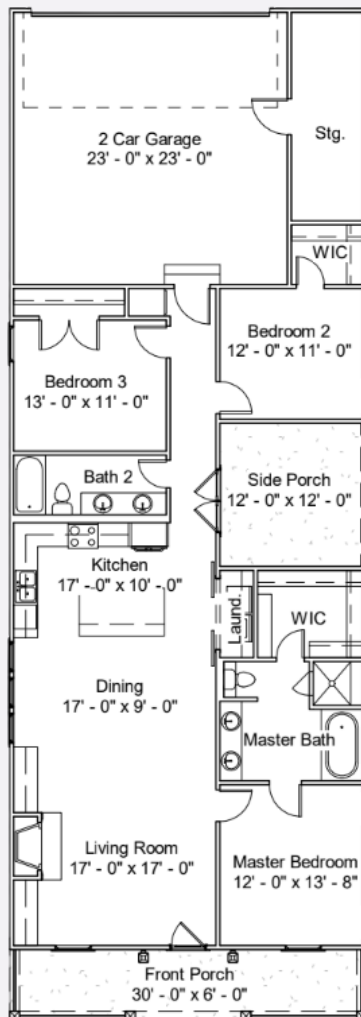
Bedrooms: 3
Bathrooms: 2
Single Story Plan



Plan No. 15251

Width: 30' - 0"
Depth: 85' - 0"

Areas	
Name	Area
Living Area	1558 SF
Garage and Storage	659 SF
Porches	333 SF
Total SF	2550 SF



PLAN
D01

HOME DESIGNS

Shotgun Cottage

When thinking cottage, this cozy cottage is perfectly designed to provide all the style and amenities in a compact floor plan without sacrificing anything. The simple style is reminiscent of the era of the "Katrina Cottages", where style meets substance.

Bedrooms: 3
Bathrooms: 2
Single Story Plan



Plan No. 14197

Width: 28' - 4"
Depth: 85' - 0"

Areas	
Name	Area
Heated and Cooled	1418 SF
Garage and Storage	712 SF
Porches	278 SF
Total SF	2408 SF



HOME DESIGNS

Southern Elegance

This elegant style southern beauty brings a little formality to the cottage style with its traditional dormers and classic style while still maintaining the open concept cottage layout.

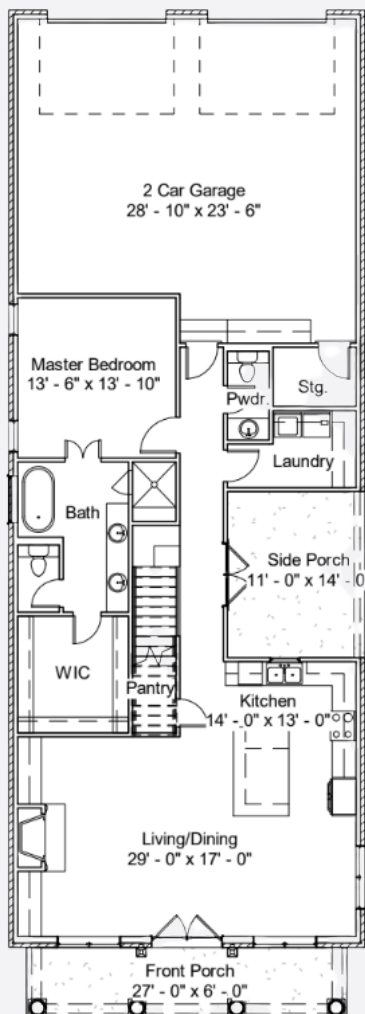
Bedrooms: 3
Bathrooms: 2.5



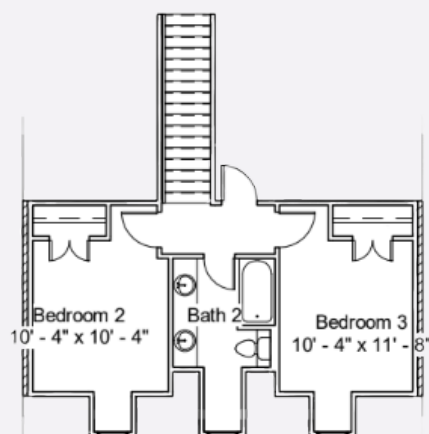
Plan No. 18473

Width: 30' - 0"
Depth: 85' - 0"

Areas	
Name	Area
First Floor	1544 SF
Second Floor	488 SF
Garage and Storage	2032 SF
Porches	827 SF
	1001 SF
Total SF	3034 SF



OS DESIGN
studio
30th Anniversary



PLAN
D03

HOME DESIGNS

Porches and Balconies

When thinking of a true southern home, porches come to mind. This plan has multiple porches and balconies that provide ample outdoor space to relax with every bedroom having access to one of these outdoor spaces.

Bedrooms: 3
Bathrooms: 2.5



Plan No. 18474

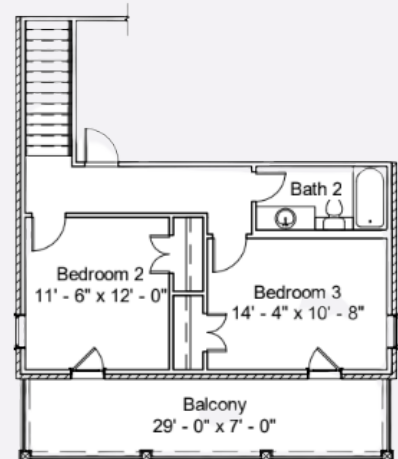
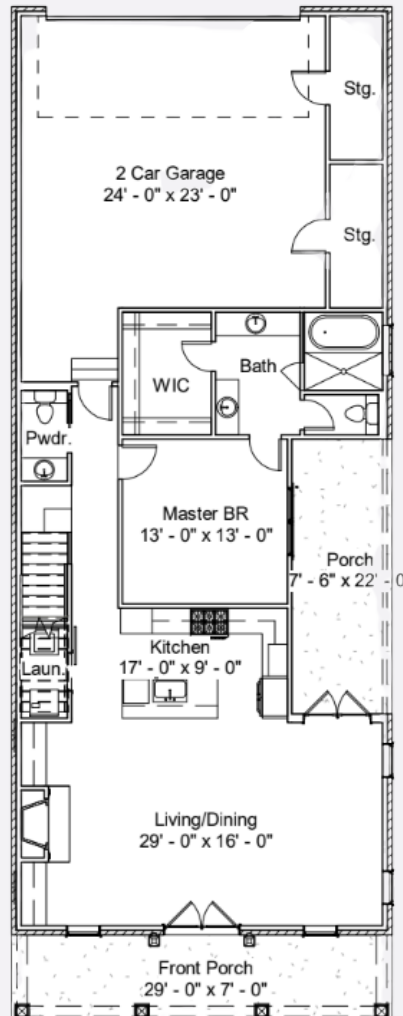
Width: 30' - 0"
Depth: 80' - 0"

Areas (Framed)

Name	Area
First Floor H/C	1218 SF
Second Floor H/C	539 SF
	1757 SF
Garage and Storage	727 SF
Porches	562 SF
	1290 SF
Total SF	3046 SF

Areas (w/ Brick)

Name	Area
First Floor H/C	1250 SF
Second Floor H/C	551 SF
	1801 SF
Garage and Storage	762 SF
Porches	586 SF
	1348 SF
Total SF	3149 SF




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let's get in touch

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