



# AFFINITY



## COFFEE BLUFF

*Charming, two-story living with flexible spaces*

The Coffee Bluff blends charm and functionality within a classic Cape-style design. Its balanced proportions and welcoming front porch create a refined first impression, making it an ideal mid-size home for a variety of settings and one of the most popular plans in the collection. The main level offers an open flow between the living, dining, and kitchen areas, while a nearby utility room with exterior access supports everyday convenience and additions such as a garage, carport, or outdoor living space. Its character and proportions allow it to feel at home in established neighborhoods or as a standout on a private homesite, with a design that translates well across crawl space, basement, or elevated foundations.

The primary suite is located at the rear of the home, offering a private retreat with a walk-in closet and a bath that includes a separate tub and shower. A centrally located half bath adds convenience for guests. Upstairs, a spacious den provides a flexible second living area that can be used as a media room, office, or additional sleeping space with room for built-in bunk beds, while two bedrooms are positioned on either side and share a bath, creating a comfortable layout for family or guests. The result is a home that feels welcoming, adaptable, and easy to live in across a variety of lifestyles.

AT A *Glance*

1,700	SQUARE FEET
3	BEDROOMS
2.5	BATHROOMS
-	GARAGE
1	STORIES



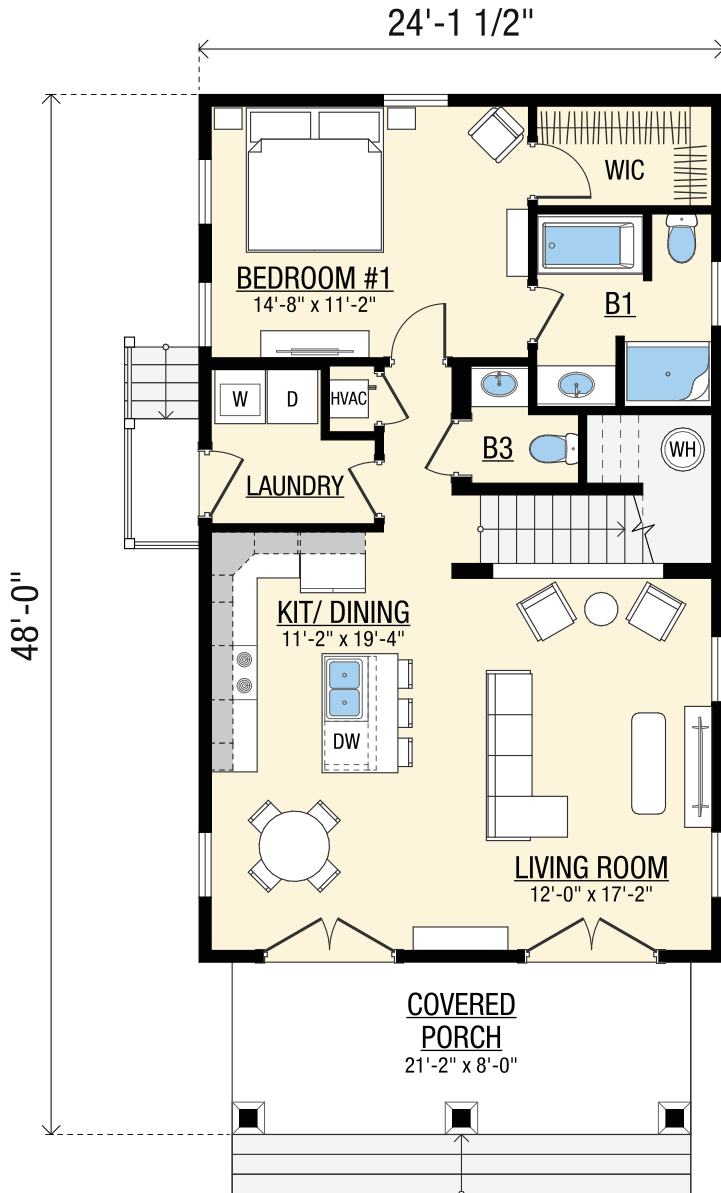
For more information on this or any of our high-quality modular homes, learn more at [affinitymodular.com](https://affinitymodular.com)

\*Rendering shown for graphic purposes, actual elevations may vary. All plans, pricing, items and features subject to change without notice.

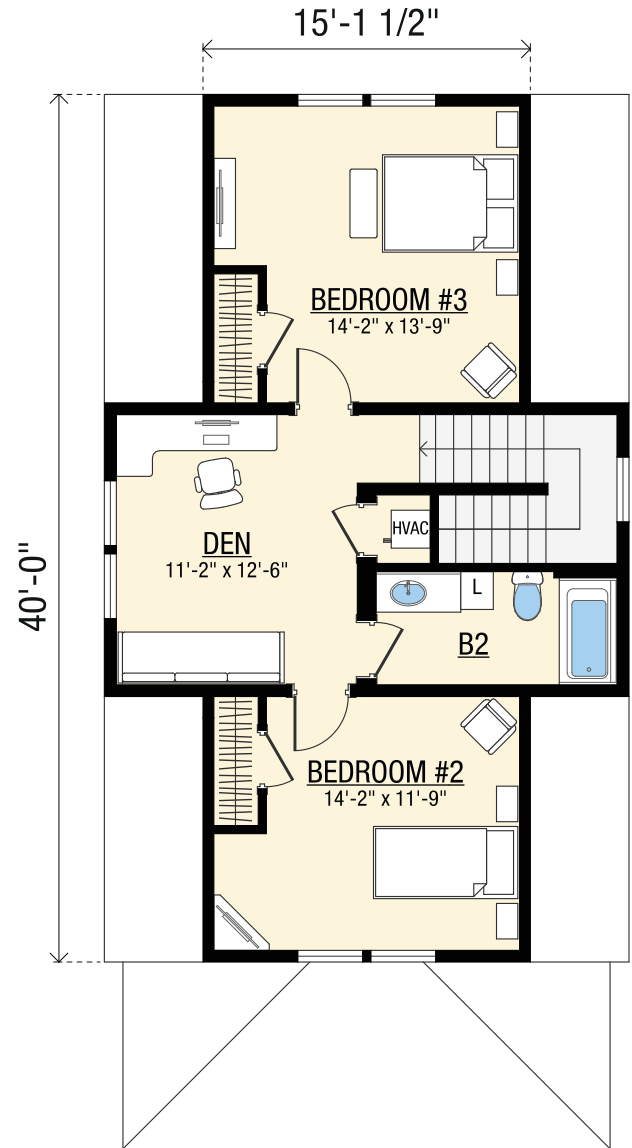


# COFFEE BLUFF

1700 Sq. Ft Heated/Cooled  
1870 Sq. Ft Under Roof



First Floor Plan



Second Floor Plan