

## House Plan 407 Rosewood, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-407-rosewood>
- Plan Number: NDG 407
- Total Living Space: 1660 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 94
- Width In.: N/A
- Depth Ft.: 50
- Depth In.: N/A

### Description

Entire duplex main floor unit H/C is 2312 SQ.FT  
Entire duplex Upper floor unit H/C is 1008 SQ.FT  
Entire duplex Porch SQ.FT is 214 SQ.FT  
Entire duplex Garage & storage SQ.FT is 916 SQ.FT  
Entire duplex Bonus H/C is 762 SQ.FT  
Total SQ.FT 4450

This traditional multi-family design will enchant you as you enter through the covered porch into the spacious great room with gas fireplace. The nine foot ceilings and eight inch wooden columns create a warm ambiance for you and your guests. Spend hours of quality time with loved ones in the convenient kitchen with bar and access to the rear grilling porch. The upper floor with unique ceilings and two bedrooms with full bath is perfect for a children's suite. You'll be able to relax away the day in your private master suite complete with master bath with 'his and her' vanities, whirlpool tub with glass blocks, and large walk-in closet.

## **Additional details**

- Total Living Space: 1660 Sq.Ft.
- Main Floor: 1156 Sq.Ft
- Upper Floor (Sq.Ft.): 504 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 381 Sq.Ft.
- Porch (Sq.Ft.): 107 Sq.Ft.
- Garage (Sq.Ft.): 458 Sq.Ft.
- Total Square Feet: 2255 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- Ridge Height (In.): 5
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

- Traditional House Plans

## Features

- Arched Entry
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet