

## House Plan 408 Brookshire, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-408-brookshire>
- Plan Number: NDG 408
- Total Living Space: 1452 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 96
- Width In.: N/A
- Depth Ft.: 63
- Depth In.: 4

### Description

Picture yourself hosting a dinner party surrounded by family in this Traditional Neighborhood home. After greeting guests on the covered porch, guide them into the spacious great room. Here, mingling can begin and maybe drinks around the romantic gas fireplace. Conveniently accessible to the kitchen, you can slip away to check on the excellent cuisine you are preparing. A connecting breakfast room can serve as more space for guests or a quiet place just for you. A door opening to a grilling porch allows you to prepare grilled meats with ease. When all the excitement is over, enjoy the privacy of the master suite or relax in the whirlpool bath.

Entire duplex Main Level H/C SQ.FT is 2,904  
Porch total SQ.FT is 820  
Garage total SQ.FT is 960 Total SQ. FT is 4,684

### Additional details

- Total Living Space:1452 Sq.Ft.
- Main Floor: 1452 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 410 Sq.Ft.
- Garage (Sq.Ft.): 480 Sq.Ft.
- Total Square Feet: 2342 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- 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.): 23
- Ridge Height (In.): 8
- 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**

- Country Home House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Grilling Porch
- Home Office/Study
- Main Floor Master
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet