

## House Plan 413 Brookshire, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-413-brookshire>
- Plan Number: NDG 413
- Total Living Space: 1251 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 1 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 54
- Width In.: N/A
- Depth Ft.: 39
- Depth In.: N/A

### Description

This charming duplex awaits you and your family. The quaint covered porch with boxed columns is perfect for greeting family and guests. Traveling inside you'll feel at home in the spacious great room complete with fireplace and eight inch columns leading into the dining room. On the upper floor you'll find the secluded master suite with full bath and ample closet space. The children will have all the space they will need in their own rooms and connecting bath. This traditional design has all the amenities you want in a home. Floor Plan Specifications: Heat/Cooled Main Unit 1: 610 SQ.FT Heat/Cooled Main Unit 2: 610 SQ. FT Heat/Cooled Main Total: 1220 SQ. FT Heat/Cooled Upper Unit 1: 641 SQ. FT Heat/Cooled Upper Unit 2: 641 SQ. FT Heat/Cooled Upper Total: 1282 SQ. FT Garage & Storage Unit 1: 251 SQ. FT Garage & Storage Unit 2: 251 SQ. FT Garage & Storage Total: 502 SQ. FT Porch Unit 1: 80 SQ. FT Porch Unit 2: 80 SQ. FT Porch Total: 160 SQ. FT Total: 3164 SQ. FT

## **Additional details**

- Total Living Space: 1251 Sq.Ft.
- Main Floor: 610 Sq.Ft
- Upper Floor (Sq.Ft.): 641 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 80 Sq.Ft.
- Garage (Sq.Ft.): 251 Sq.Ft.
- Total Square Feet: 1582 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- Ridge Height (In.): 6
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

- Country Home House Plans
- Low Country House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Formal Dining Room
- Great Room
- Open Floor Plan House Plans
- Peninsula/Eating Bar