

## House Plan 432 Brookshire, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-432-brookshire>
- Plan Number: NDG 432
- Total Living Space: 1553 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 1 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 80
- Width In.: N/A
- Depth Ft.: 55
- Depth In.: 2

### Description

From the street this duplex appears to be two large homes sitting closely together. A large covered porch with ten-inch columns and dormers enhance this traditional design. The great room has a large fireplace and gently accesses the kitchen for ease in entertaining. A family oriented kitchen has a counter with bar seating and is totally open to the breakfast room, which leads to a grilling porch. For privacy, the Master suite is on the main floor and has double vanities, a separate shower and his and her walk-in closets surrounding a luxurious whirlpool tub. Upstairs you'll find a full bathroom and two bedrooms each with built-in desks for quiet study time.

## Floor Plan Specifications:

Heat/Cooled Main Unit 1: 980 SQ.FT

Heat/Cooled Main Unit 2: 980 SQ. FT

Heat/Cooled Main Total: 1960 SQ. FT

Heat/Cooled Upper Unit 1: 573 SQ. FT

Heat/Cooled Upper Unit 2: 573 SQ. FT

Heat/Cooled Upper Total: 1146 SQ. FT

Heat/Cooled Total: 3106

Garage & Storage Unit 1: 243 SQ. FT

Garage & Storage Unit 2: 243 SQ. FT

Garage & Storage Total: 486 SQ. FT

Porch Unit 1: 285 SQ. FT

Porch Unit 2: 285 SQ. FT

Porch Total: 570 SQ. FT

Total: 4162 SQ. FT

## Additional details

- Total Living Space:1553 Sq.Ft.
- Main Floor: 980 Sq.Ft
- Upper Floor (Sq.Ft.): 573 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 285 Sq.Ft.
- Garage (Sq.Ft.): 243 Sq.Ft.
- Total Square Feet: 2081 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: 10:12
- Porch Roof Pitch: N/A

- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 6
- 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
- Farmhouse House Plans
- Low Country House Plans
- Southern House Plans

## **Features**

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