

## House Plan 453 Heather Ridge, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-453-heather-ridge>
- Plan Number: NDG 453
- Total Living Space: 1379 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.: 76
- Width In.: 8
- Depth Ft.: 65
- Depth In.: 6

### Description

This duplex incorporates living areas at the rear of the home along with a covered porch making this perfect for a lake or golf course community. The foyer has a ten foot ceiling giving a feeling of spaciousness as well as ten foot boxed ceilings in both the Great Room and Master Suite. The kitchen has bar seating and immediate access to a large pantry and laundry room for convenience. The Master Suite includes his and her closets that separate the master bathroom from a spacious Master Bedroom full of windows for plenty of natural lighting.

### Additional details

- Total Living Space: 1379 Sq.Ft.
- Main Floor: 1379 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.): 400 Sq.Ft.
- Garage (Sq.Ft.): 579 Sq.Ft.
- Total Square Feet: 2358 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): N/A
- 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**

- French Classic House Plans
- Traditional House Plans
- Vacation House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Main Floor Master
- No Formal Dining

- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Vacation Golf Course
- Walk-in Closet
- Wrap-Around Porch