

## House Plan 454B New York Cove, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-454b-new-york-cove>
- Plan Number: NDG 454B
- Total Living Space: 1504 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 79
- Width In.: N/A
- Depth Ft.: 72
- Depth In.: 5

### Description

This Nelson Design Group duplex plan has the family in mind. Front and rear porches allow for outside enjoyment during the warm seasons while the great room fireplace takes the chill out of cold evenings. Ten foot-boxed ceilings are used in the formal dining room, great room and luxurious master suite for added elegance. Family time will be enjoyable in the large kitchen and breakfast room combination complete with a built in desk, bar seating and door to the grilling porch. The double garage has a golf cart bay and storage area.

### Additional details

- Total Living Space: 1504 Sq.Ft.
- Main Floor: 1504 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.): 464 Sq.Ft.
- Garage (Sq.Ft.): 976 Sq.Ft.
- Total Square Feet: 2944 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.): 24
- Ridge Height (In.): 10
- 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 Country House Plans
- Traditional House Plans
- Vacation House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Golf Cart Storage
- Great Room

- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Vacation Golf Course
- Walk-in Closet