

## House Plan 457 Wilshire Circle, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-457-wilshire-circle>
- Plan Number: NDG 457
- Total Living Space: 1239 Sq.Ft.
- Bedrooms: 2
- 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.: 60
- Width In.: N/A
- Depth Ft.: 72
- Depth In.: 8

### Description

A traditional country design duplex has been created . The covered entry porch with ten inch columns will welcome you and your guests. Upon entering the foyer you'll feel the openness created by the convenient kitchen with breakfast room open to the great room. This will serve as the heart of the home, and it will be a great place for serving your guests their after dinner drinks. For that summertime barbecue, the rear grilling porch will be a success. The two bedrooms have ample closet space as well as their own baths, one is complete with 'his and her' vanities and tub.

### Additional details

- Total Living Space: 1239 Sq.Ft.
- Main Floor: 1239 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.): 218 Sq.Ft.
- Garage (Sq.Ft.): 922 Sq.Ft.
- Total Square Feet: 2379 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: 6:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Grilling Porch
- Nook/Breakfast Area

- Open Floor Plan House Plans
- Peninsula/Eating Bar