

## House Plan 491 Brookshire, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-491-brookshire>
- Plan Number: NDG 491
- Total Living Space: 1169 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 37
- Width In.: N/A
- Depth Ft.: 72
- Depth In.: 7

### Description

This lovely duplex plan includes columns on the front entry porch and a pleasing interior. Round columns and a hip roof enhance this three-bedroom plan complete with a large kitchen/breakfast area and a convenient hall laundry closet. A spacious great room includes a small sitting area by the front window for afternoon reading. And for the handyman, the rear patio has a storage room and allows privacy from the adjoining neighbor.

Floor Plan Specifications:

Heat/Cooled Unit #1: 1169 SQ.FT

Heat/Cooled Unit #2: 1169 SQ.FT

Heat/Cooled Both Duplex Units: 2338 SQ. FT

Storage Unit 1: 26 SQ. FT

Storage Unit 2: 26 SQ. FT

Storage Both Units: 52 SQ. FT

Porch Unit 1: 26 SQ. FT

Porch Unit 2: 26 SQ. FT

Porch Both Units: 52 SQ. FT

Total: 2442 SQ. FT

### **Additional details**

- Total Living Space: 1169 Sq.Ft.
- Main Floor: 1169 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.): 52 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1247 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 6:12
- Porch Roof Pitch: 6:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 18
- Ridge Height (In.): 4
- 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**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies
- Great Room
- Narrow Lot House Plans
- No Formal Dining
- Walk-in Closet