

## House Plan 1406 Brookhaven, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1406-brookhaven>
- Plan Number: NDG 1406
- Total Living Space: 1500 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 42
- Width In.: 4
- Depth Ft.: 53
- Depth In.: 3

### Description

This charming duplex house plan packs everything you need into 1,500 per unit. Enter into the living room where you have access to the dining room, kitchen, stairs to the upper floor and a convenient half bath as well as the large laundry room. The spacious kitchen features a pantry, eat-at bar and plenty of cabinet space. The master suite is tucked away in the back of the home for privacy while the other 2 bedrooms are located upstairs where they share a jack and jill style bath.

### Additional details

- Total Living Space: 1500 Sq.Ft.
- Main Floor: 959 Sq.Ft
- Upper Floor (Sq.Ft.): 541 Sq.Ft.
- 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: 1552 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: 7:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- Ridge Height (In.): 4
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

- Colonial Classical Federal House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies
- Formal Dining Room
- Jack & Jill Bathroom
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar

- Split Bedroom Design
- Walk-in Closet