

## House Plan 989 Georgia Avenue, Midtown Place House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-989-georgia-avenue>
- Plan Number: NDG 989
- Total Living Space: 3022 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: Yes 2 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 113
- Width In.: 4
- Depth Ft.: 82
- Depth In.: N/A

### Description

There's room to do a lot of living without taking up a lot of space in this traditional dual family plan from Nelson Design Group. The charming Porte Cochere is a focal point of this mirrored twin design. Other exterior highlights include a covered front porch and an entry porch in the rear of the home. Inside features a main floor master suite with a giant walk closet and master bath with both a separate whirlpool bath and shower. The stairs from the foyer leads to three more bedrooms, a home theater/game room, and a unique bonus room.

### Additional details

- Total Living Space: 3022 Sq.Ft.
- Main Floor: 1796 Sq.Ft
- Upper Floor (Sq.Ft.): 1226 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 351 Sq.Ft.
- Garage (Sq.Ft.): 549 Sq.Ft.
- Total Square Feet: 3922 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 34
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Midtown Place House Plans Collection
- Multi-Family House Plans

## **Plan Styles**

- Country Home House Plans
- Craftsman House Plans
- French Classic House Plans
- Luxury House Plans
- Traditional House Plans
- Traditional Neighborhood Design (TND) House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Home Theater
- Jack & Jill Bathroom
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Porte-Cochere
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Wrap-Around Porch