

## House Plan 995 Georgia Avenue, Midtown Place House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-995-georgia-avenue>
- Plan Number: NDG 995
- Total Living Space: 2221 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 2 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 108
- Width In.: 4
- Depth Ft.: 86
- Depth In.: 2

### Description

From the dormer windows to the columns on the covered front porch, your eyes are drawn to the exquisite exterior details of this dual family plan from Nelson Design Group. The Porte Cochere acts as a unifying feature and adds even more visual interest. Inside the mirror image floor plans the masterful use of space allows open airy rooms with 9-foot ceilings on the first floor. The master suite's bath includes a double vanity, glass shower and whirlpool bath. Other features include a great room fireplace and media center. Good times are waiting outdoors on the grilling porch. Upstairs highlights included a bath and two bedrooms with a computer center in between that offers convenience.

### Additional details

- Total Living Space: 2221 Sq.Ft.
- Main Floor: 1648 Sq.Ft

- Upper Floor (Sq.Ft.): 573 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 370 Sq.Ft.
- Garage (Sq.Ft.): 503 Sq.Ft.
- Total Square Feet: 3094 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: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 29
- 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**

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

## **Plan Styles**

- Colonial Classical Federal House Plans
- Craftsman House Plans
- Traditional House Plans
- Traditional Neighborhood Design (TND) House Plans

## Features

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Jack & Jill Bathroom
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Porte-Cochere
- Split Bedroom Design
- Walk-in Closet