

## House Plan 996 Georgia Avenue, Midtown Place House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-996-georgia-avenue>
- Plan Number: NDG 996
- Total Living Space: 2235 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 110
- Width In.: 8
- Depth Ft.: 74
- Depth In.: 6

### Description

Time honored styling makes this traditional design a pleasure to come home to at the end of the day. In inclement weather, your guests will love the accommodation of the covered Porte Cochere. The great room will be a favorite gathering place for the family and friends with welcoming features such as a wet bar and a fireplace. For your convenience the master suite is located on the main level. Adjoining the master bedroom, the master bath features a whirlpool bath and separate shower, dual vanity and an enormous walk-in closet. Along with a computer center, two generously sized bedrooms and a bath, the upper level contains the option of your own home theater or game room.

### Additional details

- Total Living Space: 2235 Sq.Ft.
- Main Floor: 1705 Sq.Ft

- Upper Floor (Sq.Ft.): 530 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 394 Sq.Ft.
- Porch (Sq.Ft.): 349 Sq.Ft.
- Garage (Sq.Ft.): 434 Sq.Ft.
- Total Square Feet: 3412 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 11
- 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
- Luxury House Plans
- Southern House Plans
- Traditional House Plans
- Traditional Neighborhood Design (TND) House Plans

## Features

- Bonus Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Home Office/Study
- 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
- Walk-in Closet