

## House Plan 997 Georgia Avenue, Midtown Place House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-997-georgia-avenue>
- Plan Number: NDG 997
- Total Living Space: 2315 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 108
- Width In.: N/A
- Depth Ft.: 85
- Depth In.: 4

### Description

The Port Cochere, covered area between these dual family traditional homes, is your first hint that something special is waiting for you inside. Superior amenities of this three or four bedroom plan include a main level master suite that features a luxurious master bath with a separate glass shower and corner whirlpool bath as well as two separate walk-in closets. When family and friends gather in the great room they'll be warmed by the cozy fireplace as they enjoy the media center or a book from the built-ins that also display treasured heirlooms. The welcoming grilling porch offers a degree of privacy while adding outdoor living space. A convenient butler's pantry separates the kitchen and dining room. Upstairs, you'll find two more generously sized bedrooms, a bath and bonus area.

### Additional details

- Total Living Space: 2315 Sq.Ft.
- Main Floor: 1831 Sq.Ft
- Upper Floor (Sq.Ft.): 484 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 416 Sq.Ft.
- Garage (Sq.Ft.): 466 Sq.Ft.
- Total Square Feet: 3197 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 9
- 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.): 25
- 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
- Southern House Plans
- Traditional House Plans

- Traditional Neighborhood Design (TND) House Plans

## **Features**

- Butler's Pantry
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Porte-Cochere
- Rear Alley Load
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch