

## House Plan 998 Georgia Avenue, Midtown Place House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-998-georgia-avenue>
- Plan Number: NDG 998
- Total Living Space: 2727 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: Yes
- Carport Type: Porte Cochere
- Stories: 1.5
- Width Ft.: 125
- Width In.: 4
- Depth Ft.: 81
- Depth In.: 8

### Description

The outside of the attractive traditional home only hints at the comforts inside. The large kitchen features an island bar and a breakfast room perfect for casual family meals. For more formal occasions the dining room is conveniently accessed through a swinging doors. In a short hallway leading to the garage you'll find a generously sized laundry room and half bath. The warm glow of the fireplace will draw everyone to the great room. Step past the fireplace on to the grilling porch. When bedtime beckons retreat to your luxurious master suite with the private master bath featuring a whirlpool bath. Upstairs there are two generous bedrooms to choose from along with a bonus room perfect for a home theater or game room.

### Additional details

- Total Living Space: 2727 Sq.Ft.
- Main Floor: 1675 Sq.Ft

- Upper Floor (Sq.Ft.): 1052 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 285 Sq.Ft.
- Porch (Sq.Ft.): 388 Sq.Ft.
- Garage (Sq.Ft.): 465 Sq.Ft.
- Total Square Feet: 3580 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.): 33
- Ridge Height (In.): 6
- 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
- French Classic 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
- Great Room
- Grilling Porch
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Porte-Cochere
- Split Bedroom Design
- Walk-in Closet