

# House Plan 918 Summer Avenue, Midtown Estate House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-918-summer-avenue>
- Plan Number: NDG 918
- Total Living Space: 2516 Sq.Ft.
- Bedrooms: 5
- Full Baths: 3
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 64
- Width In.: N/A
- Depth Ft.: 68
- Depth In.: 6

## Description

A timeless home plan by Nelson Design Group that blends today's conveniences with common elements from our grandparent's home. This smart design has five bedrooms, three and one-half bathrooms and built-ins galore. Nine-foot ceilings on the main floor give the illusion of a larger space especially in the large great room. A quaint breakfast nook with a nearby grilling porch is centered between the dining room and well-designed kitchen. For the ultimate privacy, the main-level master suite has all of the amenities making it a much adored retreat. Last but not least the upstairs contains four additional bedrooms sharing two full baths and an open area computer center with bookshelves.

## Additional details

- Total Living Space:2516 Sq.Ft.
- Main Floor: 1360 Sq.Ft
- Upper Floor (Sq.Ft.): 1156 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 600 Sq.Ft.
- Garage (Sq.Ft.): 839 Sq.Ft.
- Total Square Feet: 3955 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.): 35
- Ridge Height (In.): 3
- 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 Estate House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Classical House Plans
- Country Home House Plans
- Craftsman House Plans
- Southern 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
- In-Law Suite Private Guest
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Porte-Cochere
- Split Bedroom Design
- Walk-in Closet
- Wrap-Around Porch