

# House Plan 919 Summer Avenue, Midtown Estate House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-919-summer-avenue>
- Plan Number: NDG 919
- Total Living Space: 3063 Sq.Ft.
- Bedrooms: 4
- Full Baths: 4
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: Yes
- Carport Type: Porte Cochere
- Stories: 2
- Width Ft.: 69
- Width In.: 8
- Depth Ft.: 84
- Depth In.: 4

## Description

This Nelson Design Group home has a timeless porch front and will cater to a very large family. An enormous great room gently adjoins the spacious kitchen and breakfast room and has a window seat and handy breakfast bar. The master suite and an additional bedroom are located on the main level while the upstairs has a trendy home theatre/game room and three additional bedrooms. A porte cochere leads to a rear load garage and a basement foundation is available.

## Additional details

- Total Living Space: 3063 Sq.Ft.
- Main Floor: 2067 Sq.Ft
- Upper Floor (Sq.Ft.): 996 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): 446 Sq.Ft.
- Porch (Sq.Ft.): 564 Sq.Ft.
- Garage (Sq.Ft.): 807 Sq.Ft.
- Total Square Feet: 4880 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.): 33
- 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 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**

- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Home Theater
- 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