

## House Plan 1176 Jefferson Boulevard, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1176-jefferson-boulevard>
- Plan Number: NDG 1176
- Total Living Space: 2558 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 50
- Width In.: N/A
- Depth Ft.: 60
- Depth In.: 4

### Description

This Nelson Design Group Heritage Collection home is full of charm from the stone and wood shingle treatment to the brackets on the columns of the covered front porch. Inside you'll find the great room with a fireplace and a pass thru to the kitchen and breakfast room, promoting conversation and visibility. The kitchen features a wrap around bar and is open to the hearth room complete with a fireplace and a door to the grilling porch. The master suite also has access to the grilling porch and features a whirlpool tub, corner shower, double vanity and a large walk-in closet. Upstairs is a large theater balcony open to the great room below, bedroom 2 and 3 and a full bathroom, a computer center, and a large bonus room over the garage. And there's even an optional 4th bedroom with a full bathroom and a walk-in closet.

### Additional details

- Total Living Space:2558 Sq.Ft.
- Main Floor: 1661 Sq.Ft
- Upper Floor (Sq.Ft.): 897 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 259 Sq.Ft.
- Porch (Sq.Ft.): 427 Sq.Ft.
- Garage (Sq.Ft.): 524 Sq.Ft.
- Total Square Feet: 3770 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 30
- 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**

- Heritage House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- European House Plans
- Traditional House Plans

## Features

- Balcony
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet