

## House Plan 1305 Barrington Place, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1305-barrington-place>
- Plan Number: NDG 1305
- Total Living Space: 2470 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 94
- Width In.: 10
- Depth Ft.: 58
- Depth In.: 8

### Description

#### Floor Plans Specifications:

Heating/Cooled Main level Units 1&2: 3,190

Heating/Cooled Upper Level Units 1&2: 1,750 Heating/Cooled Total: 4,940

Porch SQ.FT Unit 1&2: 840

Garage/Storage Units 1&2: 984 Total SQ.FT: 6,764

From the covered porch entryway to the grilling porch at the rear, this Nelson Design Group multi-family home exudes tradition. After preparing fresh meals in the cleverly designed kitchen, enjoy family feasts in the dining room. A magnificent balcony lends breathtaking views of the great room, complete with fireplace and built-in shelving. Secluded and comfortable can be used to describe this master suite. With its private location on the main level, your relaxation time will never be jeopardized. Three bedrooms and a bonus room on the upper floor will accommodate any sleepover situations that may arise.

## **Additional details**

- Total Living Space:2470 Sq.Ft.
- Main Floor: 1595 Sq.Ft
- Upper Floor (Sq.Ft.): 875 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 389 Sq.Ft.
- Porch (Sq.Ft.): 420 Sq.Ft.
- Garage (Sq.Ft.): 492 Sq.Ft.
- Total Square Feet: 3382 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- 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**

- Heritage House Plans Collection
- Multi-Family House Plans

## **Plan Styles**

- Arts & Crafts House Plans

- Country Home House Plans
- Craftsman House Plans
- Traditional House Plans

## **Features**

- Balcony
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch