

## House Plan 844 Ambrose Boulevard, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-844-ambrose-boulevard>
- Plan Number: NDG 844
- 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.: 47
- Width In.: 4
- Depth Ft.: 58
- Depth In.: 8

### Description

From the covered porch entryway to the grilling porch at the rear, this Nelson Design Group 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: 3771 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**

- Customizable Exteriors House Plans Collection
- Heritage House Plans Collection

## **Plan Styles**

- Arts & Crafts 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
- Main Floor Master
- Mudroom
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry