

## House Plan 952 Clair Drive, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-952-clair-drive>
- Plan Number: NDG 952
- Total Living Space: 3167 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 67
- Width In.: 3
- Depth Ft.: 68
- Depth In.: 6

### Description

This expansive home by Nelson Design Group provides numerous amenities. The secluded master suite provides privacy while allowing close proximity to the nursery or office. Relax with your morning coffee on the rear porch. Theater balconies help to enhance the elegance found throughout this luxurious design. This bonus room will make an excellent future home theater, perfect for enjoying family movie night.

### Additional details

- Total Living Space: 3167 Sq.Ft.
- Main Floor: 2486 Sq.Ft
- Upper Floor (Sq.Ft.): 681 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 474 Sq.Ft.
- Porch (Sq.Ft.): 381 Sq.Ft.

- Garage (Sq.Ft.): 750 Sq.Ft.
- Total Square Feet: 4772 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- 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.): 31
- 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
- Country Home House Plans
- Craftsman House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Balcony
- Bonus Room Over Garage
- Covered Front Porch

- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- In-Law Suite Private Guest
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Vaulted High Cathedral Ceiling
- Walk-in Closet