

## House Plan 200B Spruce Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-200b-spruce-street>
- Plan Number: NDG 200B
- Total Living Space: 1355 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 41
- Width In.: 6
- Depth Ft.: 53
- Depth In.: 6

### Description

Entertaining will be easy in this home. The vaulted ceiling in the dining room creates a feeling of grandeur for your dinner party guests. Afterwards, lead your guests into the spacious great room and around the fire for dessert, coffee and conversation. Preparing of dinner is easy in your open kitchen with fluid access to the dining room. After your guests leave, retire for the evening to your master suite, enhanced by a nine foot boxed ceiling. But don't worry about the children, they will be nestled in their own bedrooms with plenty of space.

### Additional details

- Total Living Space: 1355 Sq.Ft.
- Main Floor: 1355 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 102 Sq.Ft.
- Garage (Sq.Ft.): 417 Sq.Ft.
- Total Square Feet: 1874 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: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 20
- Ridge Height (In.): 2
- 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**

- Affordable House Plans Collection

## **Plan Styles**

- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room

- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet