

## House Plan 1317A Muriel Drive-A, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1317a-muriel-drive>
- Plan Number: NDG 1317A
- Total Living Space: 852 Sq.Ft.
- Bedrooms: 2
- Full Baths: 1
- Half Baths: N/A
- Garage: 1 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 82
- Width In.: 8
- Depth Ft.: 34
- Depth In.: N/A

### Description

## NDG 1317A

From award-winning designer Michael E. Nelson comes the newest addition to our Multi-Family House Collection. If you are looking for your newest investment, Muriel Drive-A may be perfect for you! This duplex not only offers tons of curb appeal, but it also employs an open floor, with the kitchen, great room, and dining room sharing one space. At the rear are bedrooms 1 and 2, which share a bathroom with dual vanities down the hall. Each unit enjoys a private garage with an extra storage space, as well as a cozy grilling patio.

### Customizing This House Plan

Making this house plan onto your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team

of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs. Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans? Check out our Modifications FAQ page.

### **Additional details**

- Total Living Space:852 Sq.Ft.
- Main Floor: 852 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.): 24 Sq.Ft.
- Garage (Sq.Ft.): 345 Sq.Ft.
- Total Square Feet: 1221 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 7:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 18
- Ridge Height (In.): 10
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

### **Foundation Options**

- Foundation Crawl
- Foundation Slab

### **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies
- Economic Structure
- Great Room
- No Formal Dining
- Open Floor Plan House Plans
- Walk-in Closet
- Walk-in-Pantry