

## House Plan 1086 Pauline, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1086-pauline>
- Plan Number: NDG 1086
- Total Living Space: 1059 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- 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.: 39
- Depth In.: N/A

### Description

This charming home is perfect for a starter home with a small but efficient floor plan. A welcoming porch, ideal for a porch swing, leads you into the great room which is open to the kitchen.

Bedroom 2 and 3 are located at the rear of the house and upstairs you'll find the master suite.

### Additional details

- Total Living Space: 1059 Sq.Ft.
- Main Floor: 775 Sq.Ft
- Upper Floor (Sq.Ft.): 284 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 160 Sq.Ft.
- Garage (Sq.Ft.): 503 Sq.Ft.
- Total Square Feet: 1722 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: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 23
- Ridge Height (In.): 5
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Affordable House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies
- Economic Structure
- Narrow Lot House Plans
- No Formal Dining

- Open Floor Plan House Plans
- Split Bedroom Design
- Vaulted High Cathedral Ceiling