

## House Plan 1087 Braxton Place, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1087-braxton-place>
- Plan Number: NDG 1087
- Total Living Space: 1248 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 36
- Width In.: N/A
- Depth Ft.: 61
- Depth In.: 6

### Description

Relax in the shade of the large covered porch on this Nelson Design Group home. Then, step inside and enjoy the openness of the great room. Mealtime is simplified in this well-equipped kitchen with angled bar and easy access to the dining area. Once bedtime rolls around, tuck in the kids in the two additional bedrooms included in this design before retiring to your private master suite for the night. This plan is sure to please your family!

### Additional details

- Total Living Space: 1248 Sq.Ft.
- Main Floor: 1248 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.): 216 Sq.Ft.

- Garage (Sq.Ft.): 474 Sq.Ft.
- Total Square Feet: 1938 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: 6:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 20
- Ridge Height (In.): 7
- 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**

- Country Home House Plans
- Low Country House Plans
- Southern House Plans
- Traditional House Plans
- Farmhouse House Plans

## **Features**

- Covered Front Porch
- Economic Structure
- Formal Dining Room

- Great Room
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Walk-in Closet
- Walk-in-Pantry