

## House Plan 1276 Summer Place, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1276-summer-place>
- Plan Number: NDG 1276
- Total Living Space: 4623 Sq.Ft.
- Bedrooms: 6
- Full Baths: 5
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Detached
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 139
- Width In.: 2
- Depth Ft.: 102
- Depth In.: 2

### Description

## NDG 1276

A stunning addition to our Rustic House Collection, Summer Place offers plenty for the family and for entertaining loved ones throughout the year. The massive wrap-around porch lined with stone-based columns steps out onto a gorgeous breezeway leading into the 3-car garage, and a vaulted ceiling over the front door makes for a grand entry inside. Upon entering the home and into the Foyer, the first thing to catch your eye are the stone planters flanking a couple of stairs that lead down to the Great Room. A gorgeous fireplace with optional built-ins is the centerpiece of this space, and French doors between two pairs of transom windows open to a huge Covered Outdoor Living Area featuring another fireplace. This space is flanked by 10-foot covered porches, accessible from the Hearth/Breakfast Room and Master Suite.

Climbing up another pair of stairs to the left of Summer Place will take you into the Kitchen, complete with a large angled island bar and sizeable pantry. This space is open to the Hearth/Breakfast Room, housing yet another fireplace. Across the hall from the Kitchen, you will find the Laundry Room, which lies adjacent to the Craft/Guest Room, boasting a private bath.

On the right side of Summer Place, Bedroom 2 (or Study) and a hall bath are found across the hall from the Master Suite. The master bedroom has tons of room, and the Master Bath features all the amenities, including a corner glass shower and whirlpool tub, dual vanities, and a large walk-in closet. Upstairs, a Grand Balcony overlooks the Great Room for a breathtaking view. Bedrooms 3, 4, and 5 each have walk-in closets, and Bedroom 3 enjoys a private full bath. The large Game Room/Home theater is sure to entertain and adjoins a convenient half bath. As if that isn't enough space, there is also a Bonus/Storage Space above the detached garage, perfect for any purpose you need! How would you customize this amazing house plan?

## **Customizing This House Plan**

Make this house plan into 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:4623 Sq.Ft.
- Main Floor: 2942 Sq.Ft
- Upper Floor (Sq.Ft.): 1681 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 705 Sq.Ft.
- Porch (Sq.Ft.): 2513 Sq.Ft.
- Garage (Sq.Ft.): 1042 Sq.Ft.

- Total Square Feet: 8883 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 34
- Ridge Height (In.): 8
- 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**

- Rustic Ridge House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Balcony
- Bonus Room
- Covered Front Porch
- Covered Rear Porch
- Game Room

- Great Room
- Grilling Porch
- Home Office/Study
- In-Law Suite Private Guest
- Kitchen Island
- Main Floor Master
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Wrap-Around Porch