

## House Plan 940 Spruce Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-940-spruce-street>
- Plan Number: NDG 940
- Total Living Space: 1756 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 49
- Width In.: 2
- Depth Ft.: 55
- Depth In.: 6

### Description

A clever layout helps to make this Nelson Design Group home the envy of the neighborhood. Through the foyer, invite your guests to sit in the comfortable great room as you finish up dinner in the kitchen, designed with the chef in mind. With the nearby dining room and rear grilling porch, your dining possibilities are endless. This master suite will surely become a haven for you and your spouse. Relax in the whirlpool tub before bed, or simply enjoy the peace and quiet. Ever so convenient is the fourth bedroom next to the master suite, which could also be used as a nursery or study. Two additional bedrooms occupy the opposite side of this layout, creating just enough privacy for you and the kids or overnight guests.

### Additional details

- Total Living Space: 1756 Sq.Ft.
- Main Floor: 1756 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.): 145 Sq.Ft.
- Garage (Sq.Ft.): 414 Sq.Ft.
- Total Square Feet: 2315 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- 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.): N/A
- 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**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch

- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet