

## House Plan 814 Spruce Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-814-spruce-street>
- Plan Number: NDG 814
- Total Living Space: 1157 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
- Width Ft.: 47
- Width In.: 5
- Depth Ft.: 46
- Depth In.: 5

### Description

Simplicity and elegance only enhance the charm of this Nelson Design Group home. Entry through the covered front porch takes you into the spacious Great Room with optional fireplace. The kitchen and adjoining dining room add convenience as you entertain guests. A cookout is always an option with the nearby Grilling-Porch. A unique Master Suite and Bath will provide endless comfort while two additional bedrooms with ample closet space and a shared bathroom will easily accommodate family members.

### Additional details

- Total Living Space: 1157 Sq.Ft.
- Main Floor: 1157 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.): 190 Sq.Ft.
- Garage (Sq.Ft.): 387 Sq.Ft.
- Total Square Feet: 1734 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: 7:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 16
- Ridge Height (In.): 6
- 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
- Split Bedroom Design
- Walk-in Closet