

## House Plan 815 Janice, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-815-janice>
- Plan Number: NDG 815
- Total Living Space: 1193 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.: 48
- Width In.: N/A
- Depth Ft.: 54
- Depth In.: N/A

### Description

A vaulted ceiling and open floor plan give this Nelson Design Group home an air of grandeur while a cozy fireplace provides an intimate gathering space. The kitchen and breakfast rooms share a fabulous angled bar with seating and a view of the spacious great room. For privacy, the master suite is located at the rear of the home and has a large walk-in closet. Extra storage in the garage will help keep a clutter-free environment. A rear porch will be a favorite place to unwind after a long day.

### Additional details

- Total Living Space: 1193 Sq.Ft.
- Main Floor: 1193 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.): 237 Sq.Ft.
- Garage (Sq.Ft.): 505 Sq.Ft.
- Total Square Feet: 1935 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- 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.): 17
- Ridge Height (In.): 2
- 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
- Great Room
- Main Floor Master

- Narrow Lot House Plans
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet