

## House Plan 816 Elm Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-816-elm-street>
- Plan Number: NDG 816
- Total Living Space: 1106 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.: 41
- Width In.: 4
- Depth Ft.: 39
- Depth In.: 8

### Description

This design by Nelson Design Group utilizes every square inch! An 8-inch round column on the quaint entry porch gives an elegant flair to the exterior while angled walls create a unique interior design. A step-saver kitchen blends with the breakfast room and has a nearby garage entry for convenience. The private master suite with giant walk-in closet, enjoys French door access to the rear-yard.

### Additional details

- Total Living Space: 1106 Sq.Ft.
- Main Floor: 1106 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.): 20 Sq.Ft.

- Garage (Sq.Ft.): 436 Sq.Ft.
- Total Square Feet: 1562 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: 6:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 17
- 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

## **Plan Collections**

- Affordable House Plans Collection

## **Plan Styles**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Economic Structure
- Great Room
- Narrow Lot House Plans
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Walk-in Closet