

## House Plan 617 Tyler Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-617-tyler-street>
- Plan Number: NDG 617
- Total Living Space: 1258 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 1 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 48
- Width In.: 4
- Depth Ft.: 49
- Depth In.: 8

### Description

The sleek hip roof line and traditional exterior on this Nelson Design Group design will be a refreshing addition to any neighborhood. An entry porch with 8-inch columns will welcome guests into this well-designed three bedroom home. The spacious great room, with optional fireplace will host many evenings of popcorn, soda and your favorite family movies. A clever half-wall gives separation to the great room and kitchen allowing for just enough wall space to showcase your antique buffet or small computer center and breakfast room table, and a nearby grilling-porch is located just steps away. Two of the three bedrooms have large walk-in closets and share a spacious bathroom. The master bedroom contains a large walk-in closet and private bathroom. This great design is complete with a single garage with storage.

### Additional details

- Total Living Space:1258 Sq.Ft.
- Main Floor: 1258 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.): 195 Sq.Ft.
- Garage (Sq.Ft.): 309 Sq.Ft.
- Total Square Feet: 1762 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.): 19
- 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**

- Southern House Plans
- Traditional House Plans

## **Features**

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