

## House Plan 685 Spruce Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-685-spruce-street>
- Plan Number: NDG 685
- Total Living Space: 1203 Sq.Ft.
- Bedrooms: 3
- Full Baths: 1
- Half Baths: 1
- Garage: 1 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 45
- Width In.: 10
- Depth Ft.: 48
- Depth In.: 6

### Description

Your family will be proud to call this Nelson Design Group home your own. The openness of the great room, as well as the vaulted ceiling and fireplace, will be excellent conversation starters. Serve the kids a quick snack as they sit at the bar included in the kitchen, or sit down to a meal with the family in the dining room. At the day's end, tuck in the children in the two secondary bedrooms before retiring to your private master suite for the night.

### Additional details

- Total Living Space: 1203 Sq.Ft.
- Main Floor: 1203 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.): 154 Sq.Ft.

- Garage (Sq.Ft.): 331 Sq.Ft.
- Total Square Feet: 1688 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: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 18
- 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**

- Craftsman House Plans
- 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
- Walk-in Closet