

## House Plan 253 Birchwood Lane, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-253-birchwood-lane>
- Plan Number: NDG 253
- Total Living Space: 4446 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 2
- Garage: Yes 2 Bay
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 2
- Width Ft.: 87
- Width In.: N/A
- Depth Ft.: 70
- Depth In.: N/A

### Description

A unique split bedroom design and all the amenities you could want are offered in this home. A marvelous terrace leads to the impressive French door entrance. Mornings will begin in the hearth room with quiet time or settle in your chair on the screened porch for that first cup of coffee. Entertaining is easy with a wet bar tucked away when family and friends gather in your home. Enjoy an evening alone as you indulge yourself in your luxurious whirlpool bath. As for the kids, they'll enjoy the upstairs with bedrooms and generous playroom for toys and activities.

### Additional details

- Total Living Space: 4446 Sq.Ft.
- Main Floor: 3086 Sq.Ft
- Upper Floor (Sq.Ft.): 1360 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 772 Sq.Ft.
- Garage (Sq.Ft.): 844 Sq.Ft.
- Total Square Feet: 6062 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 9:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 34
- Ridge Height (In.): 9
- 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**

- European House Plans Collection

## **Plan Styles**

- Colonial Classical Federal House Plans
- European House Plans
- Luxury House Plans
- Traditional House Plans

## **Features**

- Butler's Pantry
- Covered Front Porch

- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Home Office/Study
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry