

## House Plan 1446 Kingsley Cove, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1446-kingsley-cove>
- Plan Number: NDG 1446
- Total Living Space: 2118 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 4 Bay
- Garage Type: Rear Load
- Carport: Yes
- Carport Type: Porte Cochere
- Stories: 1
- Width Ft.: 101
- Width In.: 4
- Depth Ft.: 85
- Depth In.: 4

### Description

This stone and brick European home features a unique floor plan. Off of the foyer are 2 bedrooms and the Master Suite with its 10' boxed ceiling and bath featuring a whirlpool tub, glass shower and an enormous walk-in closet. The Great Room has a vaulted ceiling and a fireplace and access to an outdoor living/grilling porch. The dining room is joined by the great room and kitchen. And at the end of the house is a game room with access to a long 6' deep porch that stretches down the length of the house. This surrounds an area that would be perfect for a pool or a fenced-in back yard for the kids. The motor court features a 3-car garage and a porte cochere connected to a single garage.

### Additional details

- Total Living Space: 2118 Sq.Ft.
- Main Floor: 2118 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.): 498 Sq.Ft.
- Garage (Sq.Ft.): 1454 Sq.Ft.
- Total Square Feet: 4070 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 11
- 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**

- European House Plans Collection

## **Plan Styles**

- European House Plans
- French Country House Plans
- Luxury House Plans
- Traditional House Plans

## **Features**

- Arched Entry

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Porte-Cochere
- Walk-in Closet
- Walk-in-Pantry