

## House Plan 1287 Evania Place, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1287-evania-place>
- Plan Number: NDG 1287
- Total Living Space: 4378 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 112
- Width In.: 2
- Depth Ft.: 84
- Depth In.: 2

### Description

This European home blends stone, brick, and cedar shake on the exterior and offers an abundance of luxuries inside. The great room welcomes you with a warm corner fireplace, built-ins and a pass thru to the kitchen. The kitchen is a delight to cook in with an island featuring an ice maker, a bar for serving buffet style or for quick meals, and it has a large walk-in pantry. The kitchen is also open to the breakfast room which has 2 accesses to the large wrap-around grilling porch/outdoor living area, complete with a fireplace and a grilling kitchen. Near the kid's nook is a convenient computer center room. The master suite has a vaulted timber beam ceiling and private access to the covered porch. The master bathroom offers a corner whirlpool tub, a corner glass shower with a seat, and 2 large walk-in closets. Upstairs the kids will enjoy bedrooms 2, 3, and 4, each with walk-in closets. There are also 2 full bathrooms, another computer center, and an enormous bonus room over the 3-car garage. And the entire family and friends are sure to enjoy the impressive home theater.

### **Additional details**

- Total Living Space:4378 Sq.Ft.
- Main Floor: 2666 Sq.Ft
- Upper Floor (Sq.Ft.): 1712 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 677 Sq.Ft.
- Porch (Sq.Ft.): 626 Sq.Ft.
- Garage (Sq.Ft.): 1061 Sq.Ft.
- Total Square Feet: 6742 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- 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.): 37
- Ridge Height (In.): 4
- 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**

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

## Features

- Balcony
- Bonus Room
- Bonus Room Over Garage
- Butler's Pantry
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Home Theater
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Kitchen
- Outdoor Living Space
- Oversized Garage
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch