

## House Plan 1267 Mountain View, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1267-mountain-view>
- Plan Number: NDG 1267
- Total Living Space: 3206 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 73
- Width In.: 2
- Depth Ft.: 88
- Depth In.: 8

### Description

This is one of Michael E. Nelson's favorites! He created a rich, yet rustic home design and combined elements such as stone, board 'n batten siding and cedar shake. The front entry features tall stone pillars supporting rustic timber trusses which form a vaulted ceiling on the front porch. Double entry doors with full-length sidelights lead you into a great room which showcases a stone fireplace, exposed truss beams and rustic timber posts. A 12-foot ceiling gives the formal dining room a much larger appearance while the kitchen and breakfast room feature a 10-foot ceiling. This split plan has three large bedrooms and an over-sized Master Suite displaying a fireplace, vaulted ceiling and private Study. An upper level houses a home theater with computer center connect to an additional shotgun style bonus room – perfect for several single beds. A large rear covered porch with vaulted ceiling has a cozy stone fireplace and grilling porch with access to the garage with attached workshop and convenient half bath.

## **Additional details**

- Total Living Space:3206 Sq.Ft.
- Main Floor: 2920 Sq.Ft
- Upper Floor (Sq.Ft.): 286 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 669 Sq.Ft.
- Porch (Sq.Ft.): 598 Sq.Ft.
- Garage (Sq.Ft.): 1189 Sq.Ft.
- Total Square Feet: 5662 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 30
- 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**

- Rustic Ridge House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans

- Mountain House Plans
- Rustic House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Fireplace in Master
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Main Floor Master
- Media Room
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Oversized Garage
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet