

## House Plan 5197 Rossland Farm, Farmhouse House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-5197-rossland-farm>
- Plan Number: MEN 5197
- Total Living Space: 1982 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 70
- Width In.: 8
- Depth Ft.: 80
- Depth In.: 6

### Description

This charming farm house is perfect for anyone looking for an open floor plan. The kitchen, dining room and great room all share one space where they can all enjoy the cozy fireplace and beautiful vaulted ceiling. The split bedroom design of the home allows the master suite to have privacy for the other bedrooms in the home while have a straight shot to both the laundry room and garage. Bedrooms 2 and 3 are both very spacious with plenty of room for the kids and large closets to house all their clothing even as they become teenagers. If outdoor living is important to your then this screened porch will be your haven. You'll have plenty of space for the whole family while being able to enjoy the beautiful weather minus the bugs!

### Additional details

- Total Living Space: 1982 Sq.Ft.
- Main Floor: 1982 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.): 1197 Sq.Ft.
- Garage (Sq.Ft.): 1008 Sq.Ft.
- Total Square Feet: 4187 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: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- Ridge Height (In.): 10
- 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**

- Modern Farmhouse Plans
- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Craftsman House Plans
- Low Country House Plans
- Southern House Plans
- Traditional House Plans

## Features

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Screened Porch
- Single Story
- Walk-in Closet