

# House Plan 5263 Coal Creek Manor, French Country House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5263-Coal-Creek-Manor-French-Country-House-Plan>
- Plan Number: MEN 5263
- Total Living Space: 2085 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 3 Bay
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 91
- Width In.: N/A
- Depth Ft.: 67
- Depth In.: 7

## Description

# MEN 5263

From award-winning designer Michael E. Nelson comes a stunning addition to our French Country House Collection. Accented with bold Craftsman-style interior and exterior elements, Coal Creek Manor employs a warm white board and batten siding to frame the home exterior. Gray stone and shake siding pops of texture give this beautiful home a unique, inviting appearance! This traditional design is 2085 sq.ft. with 3 bedrooms and 2 full bathrooms. An Upper Level Bonus Room provides additional space for a variety of favorite hobbies, study spaces, or play zones! Coal Creek Manor is a stunning starter home for families needing room to grow, or for couples and singles to taking advantage of the roomy design. The covered front porch welcomes guests warmly, and the rear

covered porch keeps the festivities going all evening! The angled 3-bay garage helps keep your vehicles clean and dry, no matter the weather. Garage entry into the Mudroom ensures snow days, yard work, or long days at the office can be easily shed to focus on a relaxing break at home.

## **Open Floor Plan**

Coal Creek Manor begins in the foyer, looking out into the Great Room. To the left, a wide arched frame leads to the semi-formal dining room just off the Kitchen. The great room opens with a vaulted ceiling framed by timber beams, emphasizing the lofty ceiling heights! Coal Creek Manor features a right- or rear-placement fireplace to suit individual preferences. Large windows framing the rear-placement fireplace look out onto the rear covered porch. Keep an eye on kids, pets, or cherished friends' empty glasses while prepping the next meal!

This Craftsman-style house plan features an open floor plan design with the great room and Kitchen sharing a large space. To the left, a high-low bar island offers seating for up to 4 while doubling as additional counter cook space! A modest pantry to the rear of the kitchen keeps ingredients close at hand, and the rear of the kitchen is dedicated to a breakfast nook for more casual dining. The breakfast nook gives access to the rear covered porch.

## **Split Bedroom Privacy**

The Master Suite Wing of Coal Creek Manor is set on the left portion of the French country style plan. Accessed from the kitchen, the master bedroom is found toward the rear of the home. Grand vaulted ceilings highlight this extravagant space, and a large rear window bathes the room in natural lighting. The Master Bath features a dual sink vanity and a corner tile shower, as well as a beautiful free-standing tub! Walk into the master closet from the bath for simple workday readying!

The split bedroom layout amplifies personal space and privacy with Bedrooms 2 and 3 on the right portion of the Coal Creek Manor house plan. Both accessed from the foyer, Bedroom 2 sits at the front of the floor plan, while Bedroom 3 sits at the rear of this right wing. A modest walk-in closet helps organize favorite playthings and ever-growing wardrobes. These bedrooms are separated by a shared full bath in between!

## Upper Level Bonus

A Bonus Room on the Upper Level provides additional space. Whether you choose to use it as a craft room, study office, or exercise room, the options are nearly endless! Access to the Bonus Room is just off the kitchen to minimize obvious living noises reaching the Upper Level.

## Customizing This House Plan

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs.

Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans?

Check out our [Modifications FAQ](#) page.

## Additional details

- Total Living Space: 2085 Sq.Ft.
- Main Floor: 2085 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 378 Sq.Ft.
- Porch (Sq.Ft.): 467 Sq.Ft.
- Garage (Sq.Ft.): 1043 Sq.Ft.
- Total Square Feet: 3973 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: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 7

- 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**

- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Craftsman House Plans
- French Country House Plans
- Rustic House Plans

## **Features**

- Arched Entry
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Home Office/Study
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Single Story
- Split Bedroom Design
- Workshop Garage