

## House Plan 5275 Ashland Place, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5275-Ashland-Place-European-House-Plan>
- Plan Number: MEN 5275
- Total Living Space: 3121 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 2
- Garage: 2 Bay
- Garage Type: Side Load
- Carport: Yes
- Carport Type: Porte Cochere
- Stories: 1.5
- Width Ft.: 78
- Width In.: 10
- Depth Ft.: 75
- Depth In.: 6

### Description

## MEN 5275

From award-winning designer Michael E. Nelson comes a stunning addition to our European House Collection. With strong French classic inspirations, Ashland Place shows off warm white brick that envelops the home and softens the gently sloping roofline! A stunning feature of this plan is the drive-thru porte-cochere with home access into the kitchen hall. The curved archway onto the covered front porch, framed by grand expansive windows to each side, continues the flow of soft slopes to the front door. This French European vision is 3,121 sq.ft with 3 bedrooms, 2 full baths, and 2 half bathrooms with a Main Level Master Suite. A large rear covered outdoor living area features a cozy grilling kitchen for backyard hangouts!

## **Open Floor Design**

With main level living with additional bedrooms on the Upper Level, Ashland Space offers plenty of space for all! The front covered porch opens into the foyer with an optional study/guest bedroom to the right. Leading left, the foyer opens into the Great Room and Dining open floor design. The spacious great room rests at the front of this floor plan, where a grand vaulted ceiling accentuates the grandeur of the gathering space with a cozy wood fireplace waiting the next cool evening! An equally roomy Dining Room holds an optional gas fireplace to warm the room, while stunning glass doors look out onto the covered rear porch. The Kitchen holds a huge high-low bar island with additional seating for up to 6 family members or friends! Just around the corner from the kitchen is a nice step-in pantry for favorite snacks. The stairs to the Upper Level is accessed by the Laundry Room in the right rear portion of the home plan. Garage entry leads through this brief "hall," as well as additional entry to the rear grilling porch.

## **Main Level Master**

The Master Suite Wing of the European style Ashland Place house plan is nestled on the left portion of the main level, accessed from the great room. Gorgeous transom windows soak the room in natural lighting for gentle morning waking. Flowing from the bedroom towards the front of the home plan takes you past dual walk-in closets for each spouse or partner! Here, the luxurious Master Bath showcases a beautiful free-standing tub space and an enclosed glass shower. A double sink vanity offers ample counter space, and individual linen closets keep products neatly tucked away!

## **Upper Level Beds**

Ashland Place features private Bedrooms 2 and 3 on the Upper Level. The staircase landing opens into a cozy loft living area with built-in computer desks for study and hobby work! Bedroom 2 sits at the front of the home design with a modest step-in closet space for wardrobe storage, while bedroom 3, a step up in size, rests at the home plan rear. A key element to these bedrooms' design is the lovely window bench reading nook! A slightly larger closet makes bedroom 3 great for older kids and teens, and the shared full bath holds a double sink vanity to eliminate bathroom arguments in a morning rush!

An optional bonus room on the Upper Level above the garage provides an extra space for a playroom, hobby station, or an additional bedroom! The optional bonus space includes a half bath to suit any lifestyle need.

## 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: 3121 Sq.Ft.
- Main Floor: 2172 Sq.Ft
- Upper Floor (Sq.Ft.): 949 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 527 Sq.Ft.
- Porch (Sq.Ft.): 540 Sq.Ft.
- Garage (Sq.Ft.): 900 Sq.Ft.
- Total Square Feet: 5088 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 10
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 16:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- 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**

- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Modern House Plans
- European House Plans
- French Classic House Plans

## **Features**

- Arched Entry
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Kitchen Island
- Loft
- Main Floor Master
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Porte-Cochere
- Split Bedroom Design
- Walk-in-Pantry