

## House Plan 5270 Bell Manor, Contemporary Modern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5270-Bell-Manor-Contemporary-Modern-House-Plan>
- Plan Number: MEN 5270
- Total Living Space: 3601 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 4 Bay
- Garage Type: Side Load
- Carport: Bay 1
- Carport Type: Porte Cochere
- Stories: 1
- Width Ft.: 166
- Width In.: N/A
- Depth Ft.: 101
- Depth In.: 5

### Description

## MEN 5270

From award-winning designer Michael E. Nelson, Bell Manor is a stunning contemporary modern home plan influenced by the sleek, low layout of the traditional prairie home style! Featuring smoothly placed brick columns along the exterior front, Bell Manor offers an extraordinary array of front-facing windows. The covered front entry leads to sweeping French doors for an elegant entrance to this 3,601 sq.ft. home. A comfortably spacious plan, Bell Manor holds 3 bedrooms, 2 full baths, and 1 half bath. This home plan is the perfect size for any family. A large rear covered grilling kitchen for backyard hangouts awaits weekend excitement! A joint 3-bay garage sits at the rear of this floor plan past a porte-cochere, and a solitary 4<sup>th</sup> bay is readily available for additional

vehicles, golf carts, ATVs, or just yard equipment storage!

## **Open Floor Design**

Past the sweeping front French doors, Bell Manor begins with a horizontal Grand Hall leading to the left and right wings. Ahead lies the Great Room framed by interior columns. The open floor plan provides a clear view to the kitchen and dining space. Through the great room and another set of gorgeous French doors, you will see the rear covered grilling porch and backyard space. A cozy fireplace rests upon the left wall of great room. This ideal location allows for ample entertaining space and relaxing nights before a homey fire! To the right, the great room opens into the dining area. An equally roomy space, the dining area is spacious enough for a 10-seat dining table! Just beyond the dining space, the Kitchen includes a large high-low bar island with additional seating for up to 4 family members or friends! Just around the corner to the front of this prairie-style home plan is a modest pantry for favorite snacks. A breakfast nook at the rear of the kitchen gives a great view of the back property, starting off your day with beautiful natural lighting! Entry to Bedroom 2 and Bedroom 3 is reached past the breakfast nook here, as well as household utility rooms.

## **Main Level Master Suite**

The left wing of the Bell Manor floor plan is dedicated to the Master Suite. Gorgeous windows soak the master bedroom in natural lighting for gentle morning waking at the front and rear of the room. Flowing to the left of the home plan takes you to the luxurious Master Bath. A beautiful free-standing tub space and an enclosed corner glass shower emphasize the luxury of the master bath. A single sink vanity offers ample counter space, while a center island provides additional drawer space! This unique feature is a great alternative to overstuffed closet space. A private enclosed toilet offset from the main bath area ensures maximum privacy, and the large walk-in closet includes a wide array of hanging space for wardrobe favorites!

## **Individual Bedroom Privacy**

Bell Manor includes private personal living for Bedrooms 2 and 3 on the right wing of this contemporary modern house plan. The breakfast nook leads right, first to bedroom 2 with a modest step-in closet space for wardrobe storage. Across this brief hall is a half bath ideal for

guests. A key element to this bedroom design is the lovely personal bathroom! This bathroom includes a toilet and single sink vanity with a Jack-and-Jill shower room shared with Bedroom 3. Bedroom 3 is only slightly smaller in size and rests at the far end of the home plan. A built-in closet makes this space great for older kids and teens! The enclosed shared Jack-and-Jill shower room leads into another private bathroom vanity and toilet reserved for Bedroom 3.

## Utility By Design

The brief breakfast nook hallway leads into the open mudroom and laundry space. The laundry room is surrounded by counter space to minimize those laundry day tasks into one easy motion. The mudroom provides a sitting bench and hanging bar to organize coats, backpacks, and muddy shoes! The mudroom entry/exit onto the port cochere ensures outdoor grime stays in one place, while close proximity to the kitchen makes grocery day a breeze!

## 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:3601 Sq.Ft.
- Main Floor: 3601 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.): 996 Sq.Ft.
- Garage (Sq.Ft.): 1414 Sq.Ft.
- Total Square Feet: 6011 Sq.Ft.
- Customizable: Yes

- Wall Construction: 2x6
- Vaulted Ceiling Height: N/A
- Main Ceiling Height: 10
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 4:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 8
- Insulation Exterior: R19
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Michael E. Nelson House Plans Collection
- Prairie Home Collection

## **Plan Styles**

- Modern House Plans
- Mediterranean House Plans
- Prairie Style House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Mudroom

- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Porte-Cochere
- Single Story
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry