

## House Plan 5271 Sage Cottage, Farmhouse House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5271-Sage-Cottage-Farmhouse-House-Plan>
- Plan Number: MEN 5271
- Total Living Space: 2716 Sq.Ft.
- Bedrooms: 4
- Full Baths: 4
- Half Baths: N/A
- Garage: 2 Bay
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 63
- Width In.: 10
- Depth Ft.: 79
- Depth In.: 10

### Description

## MEN 5271

From award-winning designer Michael E. Nelson comes a stunning addition to our Farmhouse House Collection. With bold traditional design influences, Sage Cottage is a 2716 sq.ft. home plan with 4 bedrooms and 4 full bathrooms. Ash gray wood siding envelops the home, and in a matching shade, shake siding on the roof peaks add a fresh pop of texture! With Upper-Level Living options of a Bonus Room (421 sq.ft.) or a Bed and Bathroom (438 sq.ft.), new homeowners and builders can decide which layout best meets living needs. The flexibility Sage Cottage provides makes it the perfect home plan for a family of any size. The spacious covered front porch welcomes guests warmly, and the rear covered grilling porch keeps the festivities going all evening! The side load 2-bay garage helps keep your vehicles and yard equipment clean and dry,

no matter the weather.

## **Open Floor Plan**

Sage Cottage begins in the foyer looking out into the great room. To the left through wide French doors is the study (or guest bedroom), complete with a private full bath! A modest step-in closet grants wardrobe storage or office supply organization. To the right of the foyer is the formal dining space. An oft-neglected feature, Sage Cottage presents the opportunity for more intimate meals and moments with loved ones. A wide arched opening transforms the formal dining space into a more casual sit-down event or even potluck parties! There's plenty of space for any kind of dining!

The spacious great room rests at the center rear of the Sage Cottage floor plan. Grand vaulted ceilings accentuate the grandeur of this gathering space, with a cozy wood fireplace waiting the next cool evening! The kitchen holds a stately high-low bar island with additional seating for up to 6 family members or friends! Past the kitchen to the rear is a cozy breakfast nook. Side entry to the rear covered grilling porch is accessed here.

## **Split Bedroom Privacy**

The Master Suite Wing of Sage Cottage is nestled on the right portion of the main level, accessed from the kitchen. Following a brief hallway to the front of the house takes you to the Laundry Room and garage, and to the rear of the home plan is the Master Bedroom. A bay window sitting area gifts an incredible abundance of natural lighting to shine across the elegant box ceiling. Flowing from the master bedroom towards the front of the home plan is the Master Bath. 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 the linen closet keeps products neatly tucked away!

The split bedroom layout amplifies personal space and privacy, with Bedroom 2 and Bedroom 3 on the left portion of the Sage Cottage house plan. Both accessed from the rear of the Great Room, bedroom 2 sits at the front of the floor plan, while bedroom 3 sits at the rear of this left wing. A cozy window seat makes this room perfect for a nursery or young child's room. A modest walk-in closet helps organize favorite playthings and ever-growing wardrobes. Two separated step-in closets make this a great room for teens or closely-aged siblings! These bedrooms are split by a

shared full bath in between that features a dual sink vanity. No more fighting for counterspace!

## Upper Level Options

A unique feature with the Sage Cottage floor plan is the ability to customize the Upper Level! The floor plan comes with both options for the homeowner and build team to decide the next steps.

Upper Floor A is the Bonus Room. This expansive space is an ideal playroom, hobby center, workout space, or game room!

Upper Floor B is designed as a 5<sup>th</sup> Bedroom and full bath. Older teens and young adults will appreciate having a private space all their own!

## 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: 2716 Sq.Ft.
- Main Floor: 2716 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 438 Sq.Ft.
- Porch (Sq.Ft.): 467 Sq.Ft.
- Garage (Sq.Ft.): 576 Sq.Ft.
- Total Square Feet: 4197 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**

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

## **Plan Styles**

- Lake House Plans
- Modern House Plans
- Country Home House Plans
- Craftsman House Plans
- Farmhouse House Plans
- Traditional House Plans

## **Features**

- Bonus Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Kitchen Island

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