

## House Plan 5304 Southbend Manor, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5304-Southbend-Manor-European-House-Plan>
- Plan Number: MEN 5304
- Total Living Space: 4989 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: 1
- Garage: 4 Bay
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 111
- Width In.: 8
- Depth Ft.: 85
- Depth In.: N/A

### Description

## MEN 5304

From award winning home designer Michael E. Nelson comes a stunning addition to our European House Collection. Inspired by a longing for all things luxury, Southbend Manor comes in at just over 5000 sq. ft. A combination of brick and stone pair together in a soft white color with neutral accents for a striking curb appeal. Large picture windows frame the beautiful double door entrance, while subtle arches over the windows speak to the European inspiration of Southbend Manor. Offering tons of entraining potential, Southbend Manor is an open floor plan concept that offers 3 bedrooms, an open study, game room, and tons of storage potential.

### Open Floor Design

Inside, you will find yourself fixated by the spacious foyer. To your left you'll find the open dining room and the large study/office to your right. Large openings in each room lead into the great room featuring large picture windows, a cozy fireplace, and built-in shelving to frame the fireplace perfectly. A spacious kitchen offers tons of entertainment options with a double kitchen island and a large eat-at bar top. A walk-in pantry offers great storage for all your kitchen items. A breakfast room attached to the kitchen offers amazing views of the screened in back porch. To the west of the kitchen, you'll find the stairway leading to the upstairs game room, the entrance to the master suite, access to the connected laundry room, and access to the 4 car garage.

## **Main Level Master Suite**

Leading into the master suite of Southbend Manor, you'll find large picture windows, as well access to the screened porch, offering tons of natural light. The master bathroom offers two separate vanities for plenty of room to get ready in the morning. A free-standing bathtub offers great views of the glass shower. A private toilet room offers great privacy for the shared bathroom. Access to the large master closet also leads directly into the spacious laundry room, offering tons of ease on laundry day.

## **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:4989 Sq.Ft.
- Main Floor: 4065 Sq.Ft
- Upper Floor (Sq.Ft.): 924 Sq.Ft.

- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 756 Sq.Ft.
- Garage (Sq.Ft.): 1678 Sq.Ft.
- Total Square Feet: 7423 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- 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.): 37
- 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**

- European House Plans Collection
- Michael E. Nelson House Plans Collection

## **Plan Styles**

- European House Plans
- Luxury House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Kitchen
- Peninsula/Eating Bar
- Saferoom
- Screened Porch
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry