

## House Plan 5309 Cumberland Heights, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5309-Cumberland-Heights-Heritage-House-Plan>
- Plan Number: MEN 5309
- Total Living Space: 4474 Sq.Ft.
- Bedrooms: 5
- Full Baths: 5
- Half Baths: 1
- Garage: 3 Bay
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 3
- Width Ft.: 79
- Width In.: 10
- Depth Ft.: 61
- Depth In.: 4

### Description

## MEN 5309

From award winning home designer Michael E. Nelson comes the newest addition to our Heritage House Plan collection. With stone and siding exterior, along with a stunning front porch, Cumberland Heights offers curb appeal like no other. Tall gables accentuate the upper level for a tall view of the home. Window Planters and wooden shutters help add character to an already beautiful design. This 5 bedroom house plan offers over 4500 square foot of space, perfect for entertaining and housing your growing family. A large walkout basement, and open floor plan concept, and 3 garage bays help add to the grand feeling of Cumberland Heights.

### Open Floor Design

While Cumberland Heights offers a more traditional layout, it also holds elements of an open floor plans concept bringing the best of both styles to this one-of-a-kind design. Heading straight into the foyer of Cumberland Heights, you're greeted with the Study to your left and the dining room to your right, all framed perfectly by the beautiful foyer staircase. Heading on into the Great Room of Cumberland Heights, you'll find yourself stunned by the tall ceilings and tall brick fireplace, not to mention the beautiful natural lighting offered by the rear exterior windows and doors that cover the back wall. The breakfast nook connects the kitchen and great room for a unique semi-open feel all wrapping back around to the dining room at the front of the floor plan.

### **Main Level Master Suite**

Directly following off of the Great Room, you find the master suite or Cumberland Heights. This beautiful space offers tons of room to relax, great natural lighting, and it's own private access to the uncovered deck at the rear of the floor plan. The master bathroom offers tons of potential with a double vanity, a free standing soaking tub, a large walk-in shower and private toilet room. Past the master suite, you'll also find access to the laundry room area with 'loads' of counter space, perfect for folding and sorting.

### **Upper Level Living**

Upstairs you'll find a beautiful balcony overlooking the great room and looking out onto the back of the property through the large picture windows above the uncovered deck. A second master suite can be found upstairs along with bedroom 3 offering its own private bathroom. Cumberland Heights upper level also offers an optional bonus room/media room with great potential for a playroom for kids.

### **Lower Level Entertainment**

Having a lower level basement always offers great space for entertaining guests. Downstairs, you'll find a second kitchen area along with a mechanical room, a half bathroom, a large, open Home Theater, another bedroom and bathroom, and tons of storage potential for your hidden treasures.

Lower Storage is 923 Sq. FT.

Balcony is 120 Sq. FT in the heated and cooled.

## Customizing This House Plan

Making this house plan onto 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. Browse our other home plans at

[www.nelsondesigngroup.com](http://www.nelsondesigngroup.com)!

### Additional details

- Total Living Space: 4474 Sq.Ft.
- Main Floor: 2251 Sq.Ft
- Upper Floor (Sq.Ft.): 877 Sq.Ft.
- Lower Floor (Sq.Ft.): 1226 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 515 Sq.Ft.
- Porch (Sq.Ft.): 591 Sq.Ft.
- Garage (Sq.Ft.): 1369 Sq.Ft.
- Total Square Feet: 7872 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 9
- 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.): 33
- Ridge Height (In.): 4
- Insulation Exterior: R19

- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Optional Crawl
- Optional Slab
- Daylight/Walkout Basement

## **Plan Collections**

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

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman Bungalow House Plans
- Traditional House Plans

## **Features**

- Balcony
- Bonus Room Over Garage
- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Game Room
- Great Room
- Home Office/Study
- Home Theater
- Kitchen Island
- Main Floor Master
- Media Room
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design

- Walk-in Closet
- Walk-in-Pantry