

# House Plan 5312 Creole Place, Colonial Classical Federal House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5312-Creole-Place-Colonial-Classical-Federal-House-Plan>
- Plan Number: MEN 5312
- Total Living Space: 3068 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay
- Garage Type: Rear Load
- Carport: No
- Carport Type: N/A
- Stories: 2
- Width Ft.: 96
- Width In.: 2
- Depth Ft.: 30
- Depth In.: 4

## Description

# MEN 5312

From award winning home designer Michael E. Nelson comes the newest addition to our Colonial Classical Federal House Collection. A classic white exterior complements the front porch and upper balcony, pairing together to bring Creole Place curb appeal like no other. A beautiful open floor plan offers great entertaining potential, showing off a large great room and fireplace in a huge space with tons of natural light. Here, the dining room, breakfast nook, and large eat-at kitchen island offers so many options for gathering and will allow your guests to mingle easily at large get-togethers. A half bath is also located in this space for your guests' convenience, and an optional patio may serve as an additional place to gather. The master suite is found to the left of Creole

Place. Boasting of an 11' boxed ceiling, the bedroom opens to a master bath that is sure to refresh you, complete with a free-standing tub that may be opted out for a walk-in shower, dual vanities, and a spacious walk-in closet. Upstairs you will find two massive bedrooms, each with a walk-in closet and access to a Jack and Jill bathroom. A cozy library/loft area is the perfect space for the kids to enjoy. How would you customize this amazing house plan?

## 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:3068 Sq.Ft.
- Main Floor: 1933 Sq.Ft
- Upper Floor (Sq.Ft.): 1135 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 448 Sq.Ft.
- Garage (Sq.Ft.): 560 Sq.Ft.
- Total Square Feet: 4076 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- 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.): 36

- Ridge Height (In.): N/A
- 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**

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

## **Plan Styles**

- Colonial Classical Federal House Plans
- Country Home House Plans
- Farmhouse House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Balcony
- Covered Front Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Jack & Jill Bathroom
- Kitchen Island
- Loft
- Main Floor Master
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Two Story
- Walk-in Closet
- Walk-in-Pantry