

## House Plan 5323 Brookvalley Place, Farmhouse House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5323-Brookvalley-Place-Farmhouse-House-Plan>
- Plan Number: MEN 5323
- Total Living Space: 1998 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 50
- Width In.: 4
- Depth Ft.: 63
- Depth In.: 2

### Description

## MEN 5323

From award-winning designer Michael E. Nelson comes the newest addition to our Farmhouse House Collection. Brookvalley Place is a functional open floor plan with curb appeal that is sure to stand out. Stone accents spanning vinyl siding paired with French windows make this farmhouse look even homier. A two-car garage offers a versatile space that will surely satisfy your storage needs. Welcomed inside by a cozy covered porch, you will find stunning vaulted ceilings above the open space shared by the great room and kitchen, perfect for entertaining guests. To the right of the kitchen is the dining room, equipped with large windows to allow for the perfect amount of natural light. On the opposite side of Brookvalley Place, you will find the bedrooms, all with vaulted ceilings. The spacious master suite also enjoys optimal natural light, and the master bath brags of

dual vanities, a free-standing tub, and a walk-in shower. Bedrooms 2 and 3 share a bathroom in the hallway just outside bedroom 3, which lies just across from the laundry room. Upstairs you will find a bonus room which you can customize to your needs, whether that is a multi-purpose room or another bedroom. You can even choose to install a half bath. 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:1998 Sq.Ft.
- Main Floor: 1998 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 485 Sq.Ft.
- Porch (Sq.Ft.): 230 Sq.Ft.
- Garage (Sq.Ft.): 573 Sq.Ft.
- Total Square Feet: 3286 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: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24

- Ridge Height (In.): 4
- 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**

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

## **Plan Styles**

- Craftsman House Plans
- Farmhouse House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Kitchen Island
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet
- Walk-in-Pantry