

## House Plan 5317 Timber Trail Retreat, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5317-Timber-Trail-Retreat-Riverbend-House-Plan>
- Plan Number: MEN 5317
- Total Living Space: 2049 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: 1
- Garage: 4 Bay
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 2.5
- Width Ft.: 42
- Width In.: 4
- Depth Ft.: 47
- Depth In.: N/A

### Description

## MEN 5317

From award-winning designer Michael E. Nelson comes the newest addition to our Riverbend House Collection. Timber Trail Retreat is the vacation home you've been looking for. A classic front porch pairs well with stone accents, creating tons of curb appeal, and a stunning great room open to above shares a space with the kitchen. An eat-at counter makes entertaining easy, and a cozy dining area allows for casual meals. The master bedroom features a walk-in closet and the perfect master bath, complete with a walk-in shower, dual vanities, and a private toilet room. The upper level of Timber Trail Retreat holds a large sleeping loft overlooking the great room below, and bedrooms 2 and 3 share a full bathroom down the hall. A 4-car garage occupies the walkout basement and features an additional bathroom and a sink, with floor drains throughout the space.

How would you customize this amazing house plan?

## 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.

## Additional details

- Total Living Space:2049 Sq.Ft.
- Main Floor: 1240 Sq.Ft
- Upper Floor (Sq.Ft.): 809 Sq.Ft.
- Lower Floor (Sq.Ft.): 1146 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 640 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 3835 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: 9
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 7
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Daylight/Walkout Basement

## **Plan Collections**

- Michael E. Nelson House Plans Collection
- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Lake House Plans
- Country Home House Plans
- Low Country House Plans
- Rustic House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Loft
- Main Floor Master
- Narrow Lot House Plans
- Split Bedroom Design