

## House Plan 1270 Northbrook, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1270-northbrook>
- Plan Number: NDG 1270
- Total Living Space: 6089 Sq.Ft.
- Bedrooms: 6
- Full Baths: 4
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 69
- Width In.: 10
- Depth Ft.: 79
- Depth In.: 2

### Description

## NDG 1270

A stunning addition to our Rustic House Collection, Northbrook welcomes you in through a breathtaking front porch with a vaulted ceiling accentuated by timber framing and massive stone columns. Inside, you'll find an open floor plan joining the Foyer with the Dining and Great Rooms. 10-foot ceilings and 12" timber posts in the corners of the Dining Room allow for some separation from these spaces, while exposed timber beams along a vaulted ceiling pair with a cozy fireplace to make the Great Room everyone's favorite place to be. French doors lead out to the large Covered Porch, where the vaulted ceiling continues with the gathering. The Kitchen is sure to be another popular hangout, as a large island bar opens to a Hearth Room with a fireplace and a Breakfast Room, join the whole family together in one space. The Master Suite is on the opposite

side of Northbrook, where a unique sitting area within the spacious bedroom allows for lots of design options. The Master Bath opens at a 45-degree angle with a large whirlpool tub, glass shower with a seat, double vanities, and a huge walk-in closet.

The adjacent hallway houses the rest of the bedrooms, along with a hall bath shared by Bedrooms 3 and 4. The Guest Room/Study enjoys front-facing windows, a spacious walk-in closet, and a private bath with a dual sink vanity. Downstairs is even more space for gathering, complete with a Kitchen/Dining Space featuring a high bar and access to the lower Covered Porch, and to the right you will find a large Den with a fireplace. There is even a Home Theater for movie nights!

Extended family will always have a place to stay in the In-Laws Suite, which features a walk-in closet and luxury private bath, including a dual vanity and whirlpool tub/shower combo. Adjacent is Bedroom 5 with a large walk-in closet. Taking the stairs to the upper level, you will find a computer center, large Bonus Room, and Media Room for even more entertaining. 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 experienced 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:6089 Sq.Ft.
- Main Floor: 2712 Sq.Ft
- Upper Floor (Sq.Ft.): 455 Sq.Ft.
- Lower Floor (Sq.Ft.): 2922 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 360 Sq.Ft.
- Porch (Sq.Ft.): 1133 Sq.Ft.

- Garage (Sq.Ft.): 752 Sq.Ft.
- Total Square Feet: 8334 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: 9
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 31
- 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**

- Daylight/Walkout Basement

## **Plan Collections**

- Rustic Ridge House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study

- Home Theater
- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Sitting Area
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry