

## House Plan 1074 Spring Street, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-1074-Spring-Street-European-House-Plan>
- Plan Number: SMN 1074
- Total Living Space: 1523 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 1 Bay
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 42
- Width In.: 10
- Depth Ft.: 53
- Depth In.: N/A

### Description

## SMN 1074

From award-winning designer Seth M. Nelson comes the newest addition to our European House Plan Collection. Spring Street offers a unique layout for your next home build. The modern black siding exterior offers a striking alternative for your curb appeal. An open space shared by the living, dining, and kitchen with an eat-at island offers tons of potential for entertaining guests, or gathering together for family dinners. An open patio adds to this element, making for the perfect outdoor living space to enjoy those relaxing summer nights. The master suite of Spring Street allows for both function and luxury, with a spacious bedroom and a clawfoot tub in the master bath. Two more bedrooms and an additional bathroom are located upstairs, and a garage complete with a storage closet is sure to satisfy your needs. The slightly narrow shape of the

foundation of Spring Street allows for building on smaller/deeper lots as well. 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:1523 Sq.Ft.
- Main Floor: 1058 Sq.Ft
- Upper Floor (Sq.Ft.): 465 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): N/A
- Garage (Sq.Ft.): 307 Sq.Ft.
- Total Square Feet: 1830 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: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- 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

## **Plan Collections**

- European House Plans Collection
- Seth M. Nelson House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Modern House Plans
- European House Plans
- French Country House Plans

## Features

- Decks Patios Balconies
- Formal Dining Room
- Kitchen Island
- Living Room
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design