

## House Plan 5117 Creekside Cottages, Cottage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5117-Creekside-Cottages-Cottage-House-Plan>
- Plan Number: MEN 5117
- Total Living Space: 1461 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 76
- Width In.: 4
- Depth Ft.: 44
- Depth In.: 6

### Description

## MEN 5117

From award-winning designer Michael E. Nelson comes the newest addition to our Cottage House Collection. If you are looking for your newest investment, Creekside Cottages may be perfect for you! This duplex not only offers tons of curb appeal, but it also employs an open floor, with the kitchen, great room, and dining room sharing one space. An angled eat-at island lies toward the center, and access to a shared grilling porch is also featured. To the left are bedrooms 2 and 3, which share a bathroom down the hall. The master suite occupies the half story above, containing a full master bath with dual vanities, a walk-in closet, and an extra storage space.

Entire duplex Main level H/C SQ.FT is 2,140

Entire duplex Upper level H/C SQ.FT is 782Porch total is 347 SQ.FT

## 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: 1461 Sq.Ft.
- Main Floor: 1070 Sq.Ft
- Upper Floor (Sq.Ft.): 391 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 347 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1808 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 8
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Affordable House Plans Collection
- Cottage House Plans
- Michael E. Nelson House Plans Collection
- Modern Farmhouse Plans
- Multi-Family House Plans
- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Farmhouse House Plans
- Low Country House Plans
- Mountain House Plans
- Southern House Plans
- Traditional House Plans
- Vacation House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet