

## House Plan 5455 Franklin Farms, Farmhouse Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-5455-franklin-farms>
- Plan Number: MEN 5455
- Total Living Space: 2610 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 84
- Width In.: 4
- Depth Ft.: 71
- Depth In.: 10

### Description

This luxurious Modern Farmhouse House Plan is sure to leave each passerby in awe. The exterior of this home offers a unique Farmhouse Curb Appeal with a mix of board and batten, stone, shingles, and metal.

Enter through the foyer after stepping onto the large covered front porch. Access the formal dining room or relax in the massive great room. Entertain guests or family in front of the fireplace or eat a meal on the island - fit for 6! You'll love the 2 kitchen sinks, counter space, and walk-in-pantry fit for any at-home chef.

The grilling porch offers another entertainment or relaxation space for the entire family. Find your safe haven in the spacious master suite with a vaulted ceiling. This suite also has a master bath with his and her sinks, a free-standing tub, and a glass shower. On the same side of the home find the laundry room, a 1/2 bath, and a 3-car garage. Grow your family in bedrooms 3 & 4 with a jack-

and-jill bathroom between. Expand your entertainment space or family into the optional upstairs bonus room.

### **Additional details**

- Total Living Space: 2610 Sq.Ft.
- Main Floor: 2610 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 689 Sq.Ft.
- Porch (Sq.Ft.): 813 Sq.Ft.
- Garage (Sq.Ft.): 859 Sq.Ft.
- Total Square Feet: 4971 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: 3:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- Ridge Height (In.): 6
- Insulation Exterior: R13
- Insulation Floor Minimum: N/A
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

### **Foundation Options**

- Foundation Crawl
- Foundation Slab

### **Plan Collections**

- Arts and Crafts House Plans Collection
- Michael E. Nelson House Plans Collection
- Modern Farmhouse Plans

## **Plan Styles**

- Arts & Crafts House Plans
- Farmhouse House Plans

## **Features**

- Bonus Room
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Open Floor Plan House Plans
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry