

# House Plan 2023 Franklin Heights, Contemporary Modern House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-2023-franklin-heights>
- Plan Number: SMN 2023
- Total Living Space: 5470 Sq.Ft.
- Bedrooms: 6
- Full Baths: 6
- Half Baths: 2
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 109
- Width In.: 2
- Depth Ft.: 84
- Depth In.: N/A

## Description

This Contemporary Modern House Plan will leave you in awe at first sight! Gaze your eyes on the beautiful brick siding, dark exterior, and brick siding complete to become your family's forever home.

Walk into the foyer of this home and you're greeted with the office on the right and metal stairs leading to the upper floor. Make your way through the hallway and enjoy the open floor plan great room, kitchen, and dining room. This area creates a cozy environment for your family and guests. The great room has a gorgeous large gas fireplace, a large island/bar, and lots of counter space for any cook. The kitchen also includes a large pantry for storing any of your groceries. Include an optional bar to spice up your dining room for entertainment!

On the left side of the main floor of Franklin Heights, you will find the split bedroom and secluded Master Suite. This Master Suite screams luxury with a huge shower, double sinks, a free-standing tub, and a walk-in closet. On the opposite side of the home, give your guests some space in the private guest suite with a walk-in closet and full bathroom to themselves.

On the second floor of this luxurious home find the upper bridge that is open to the great room below, bedrooms 3, 4, 5, and 6! Each room includes its bathroom to complete this home with a total of 6 bedrooms and 6 bathrooms.

This beautiful home is the perfect way to enjoy your years with plenty of entertainment, guest, and family space. Outdoors you will love the covered porch and fit your vehicles in the large garage with space for up to 3 vehicles!

### 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 you 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: 5470 Sq.Ft.
- Main Floor: 3803 Sq.Ft
- Upper Floor (Sq.Ft.): 1667 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 821 Sq.Ft.
- Garage (Sq.Ft.): 1493 Sq.Ft.

- Total Square Feet: 7784 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 1:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 29
- Ridge Height (In.): 9
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

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

## **Plan Collections**

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

## **Plan Styles**

- European House Plans
- Modern House Plans

## **Features**

- Covered Rear Porch
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master

- Open Floor Plan House Plans
- Oversized Garage
- Split Bedroom Design
- Two Story