

## House Plan 2040 Bear Valley, Modern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/2040-bear-valley->
- Plan Number: SMN 2040
- Total Living Space: 1318 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 1 Bay
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 48
- Width In.: N/A
- Depth Ft.: 49
- Depth In.: 8

### Description

Patio slab SQ.FT is 707

### Additional details

- Total Living Space: 1318 Sq.Ft.
- Main Floor: 833 Sq.Ft
- Upper Floor (Sq.Ft.): 485 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.): 304 Sq.Ft.
- Total Square Feet: 1622 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: 8

- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 4:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 20
- Ridge Height (In.): 10
- 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**

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

## **Plan Styles**

- Modern House Plans

## **Features**

- Decks Patios Balconies
- Living Room
- Loft