

## House Plan 5240 Hillside Farms, Farmhouse House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-5240-hillside-farms-farmhouse-house-plan>
- Plan Number: MEN 5240
- Total Living Space: 1680 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 35
- Width In.: 10
- Depth Ft.: 63
- Depth In.: N/A

### Description

## MEN 5240

From award-winning designer Michael E. Nelson comes a stunning addition to our Farmhouse House Collection. For those interested in a farmhouse inspired home with strong traditional home elements, Hillside Farms is right up your alley. With 1680 sq.ft. making up 3 bedrooms and 2 full baths, this 2-story farmhouse style home is perfect for growing families.

### Cozy Covered Porch Entrance

Hillside Farms boasts charming curb appeal, its exterior with crisp white-board siding and cool gray shutters. Before entering the home, you land on a 21-foot covered porch with railing. This area is ideal for relaxing mornings and evenings welcoming invited loved ones. An abundance of

windows allows plenty of natural lighting and provides an excellent view of this area. The covered porch also allows for hanging plants and even a comfortable bench to enjoy each day.

## **First Floor Master Suite**

Upon entry to Hillside Farms, the Foyer leads into the Master Suite on your right. This marvelously spacious Master Suite features a connected full bath with dual vanity sinks, a free-standing tub, and an enclosed shower. This large bathroom gives access to the walk-in master closet. Placed under the stairs, the sloping ceiling of the closet gives a unique architectural shape to the typically ignored room.

## **Open Floor Plan**

Back in the Foyer, turning left takes you into the open floor plan of Hillside Farms, which incorporates the Great Room, Kitchen, and Breakfast Nook into one large space. The Great Room features a large optional fireplace with an exceptional view into the Kitchen area. This flowing open plan is ideal for parties, family holidays, and entertaining company! The Kitchen features a high low bar with seating for four. A center island not only provides wonderful additional counterspace for cook prep, but also acts to give your Great Room and Kitchen a slight divide.

From the Kitchen, the plan flows into a charming Breakfast Nook. Early morning relaxation never looked so good! The Nook looks out onto the Grilling Porch at the back of the home with a convenient entry there. Outdoor grilling is made easy with this open floor plan.

## **Formal Dining Space**

Moving to the right of the Nook leads to the formal Dining Room and laundry/storage space. Formal dining spaces are great ways to encourage family time and socialization. This large Dining Room looks out to the right side of Hillside Farms, providing plenty of natural lighting and room for a large table and seating. With easy access just off the Kitchen and Nook, your family and guests can appreciate the wonderful aroma of treats and meals while seated happily together.

## **A Personal Laundry Space**

Exiting the Nook or formal Dining Room leads down a brief hallway opposite the staircase. This hall takes you to the entries to the rear loading garage and Laundry Room. A kids' nook or hobby

space is waiting for your planned activities here, too! The cozy Laundry Room provides ample space to include a front- or top-loading washer and dryer set with shelving space above.

## **Garage Storage**

The rear of Hillside Farms holds the garage and storage room. This 2-car garage allows for easy exit and entry from the home after a long day. Its location nestled next the Laundry Room makes dropping dirty uniforms or sports clothes into the wash a breeze before carrying on with the fun of the evening.

## **Bedrooms Above**

Following the stairs above, you will find Bedrooms 2 and 3. Atop the stairs, the landing opens into a lovely Loft space with a cozy window seat to take advantage of the view. The left side of Hillside Farms houses Bedroom 2. With a side and front window providing natural light, this spacious bedroom features a step-in closet.

The right side of the plan leads to Bedroom 3, with a personal step-in closet for storage and lovely view of the front property. The upper floor includes a linen closet perfect for spare bedding and bathroom necessities. Bedrooms 2 and 3 share a bathroom with dual sinks and a tub/shower combo.

## **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 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:1680 Sq.Ft.
- Main Floor: 1154 Sq.Ft
- Upper Floor (Sq.Ft.): 526 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 213 Sq.Ft.
- Garage (Sq.Ft.): 493 Sq.Ft.
- Total Square Feet: 2386 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 6:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- 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**

- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Farmhouse House Plans
- Southern House Plans
- Traditional House Plans

## Features

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Loft
- Main Floor Master
- Mudroom
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Two Story
- Walk-in Closet