

## House Plan 114-1C Spruce Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans114-1c-spruce-street>
- Plan Number: NDG 114-1C
- Total Living Space: 1525 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 51
- Width In.: 6
- Depth Ft.: 49
- Depth In.: 10

### Description

Welcome friends and neighbors on this cozy front porch of this home. Leading your guests through the foyer, you'll enter a spacious great room with convenient access to the dining room.

Entertaining becomes simple for the grill masters on the convenient rear grilling porch with access to the great room. As the night falls and your guests leave, retreat to your master bath and relax in the whirlpool tub.

### Additional details

- Total Living Space: 1525 Sq.Ft.
- Main Floor: 1525 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 518 Sq.Ft.

- Garage (Sq.Ft.): 417 Sq.Ft.
- Total Square Feet: 2460 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 21
- Ridge Height (In.): N/A
- 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**

- Affordable House Plans Collection

## **Plan Styles**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Home Office/Study
- Main Floor Master

- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet