

## House Plan 1191 Bluff's Edge II, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1191-bluffs-edge-ii>
- Plan Number: NDG 1191
- Total Living Space: 1374 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 40
- Width In.: 4
- Depth Ft.: 41
- Depth In.: 6

### Description

They reveled in the beauty of the forests' foliage as they hiked from the top of the mountain. Evergreens extended their arms to be touched by the sun's rays. Animals scampered about the ground and the trees. The family hiked from the cabin many times, but the view ceased to take their breath away. The cabin sat on the edge of a bluff overlooking River Bend. The family vacations at Bluff's Edge were always a much anticipated time for family and friends.

\*For Slab, BSMT, or WOB options for this design, see plan NDG419

### Additional details

- Total Living Space: 1374 Sq.Ft.
- Main Floor: 1070 Sq.Ft
- Upper Floor (Sq.Ft.): 304 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 347 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1721 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 23
- 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

## **Plan Collections**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Lake House Plans
- Country Home House Plans
- Low Country House Plans
- Rustic House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch

- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling