

## House Plan 311 Waterfront Cove, Waterfront House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-311-waterfront-cove>
- Plan Number: NDG 311
- Total Living Space: 2610 Sq.Ft.
- Bedrooms: 2
- Full Baths: 2
- Half Baths: 1
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 91
- Width In.: 10
- Depth Ft.: 54
- Depth In.: N/A

### Description

Stone steps and a covered porch welcome you to this tree house style home. French doors open to the studio with a wet bar providing relaxation while enjoying the great room fireplace. Your guests will enjoy the openness of the dining room and kitchen created by the vaulted ceilings above. A peninsula grilling deck allows you to prepare your meals with ease. Separated from the living areas by a bridge, your master suite includes corner glass shower and walk-in closet with a convenient laundry area. The lower level has an identical bedroom suite with French door access to the rear deck.

### Additional details

- Total Living Space: 2610 Sq.Ft.
- Main Floor: 1976 Sq.Ft
- Upper Floor (Sq.Ft.): 634 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 1360 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 4370 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: N/A
- Upper Ceiling Height: N/A
- Lower Ceiling Height: 10
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 30
- 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**

- Waterfront House Plans Collection

## **Plan Styles**

- Lake House Plans
- Modern House Plans
- Country Home House Plans
- Low Country House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies
- Detached Garage
- Formal Dining Room

- Great Room
- Main Floor Master
- Open Floor Plan House Plans
- Outdoor Living Space
- Walk-in Closet
- Wrap-Around Porch