

## House Plan 369 Waterfront Cove, Waterfront House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-369-waterfront-cove>
- Plan Number: NDG 369
- Total Living Space: 3060 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: 2
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 58
- Width In.: N/A
- Depth Ft.: 48
- Depth In.: N/A

### Description

French doors and wraparound porch add a touch of southern flair to this vacation home. Grandeur and elegance are radiated throughout this design. The first floor features the library with surrounding bookshelves, a formal dining room with access to the kitchen. The kitchen with island bar and breakfast room make entertaining a breeze. Spend quality time with family in front of the cozy fireplace in the living room or find time for yourself in the Master suite complete with French doors to the balcony, fireplace and a spacious master bath and huge his, and her, walk-in closets. The kids will love their own expansive bedrooms with French doors to balcony and full baths. A convenient laundry room upstairs completes this design.

Please note: when optional crawlspace is chosen the garage is not included with this plan.

### Additional details

- Total Living Space:3060 Sq.Ft.
- Main Floor: 1564 Sq.Ft
- Upper Floor (Sq.Ft.): 1496 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 2414 Sq.Ft.
- Garage (Sq.Ft.): 1496 Sq.Ft.
- Total Square Feet: 6970 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- Lower Ceiling Height: 9
- Roof Type: Metal
- Main Roof Pitch: 5:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 31
- Ridge Height (In.): 3
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Optional Crawl
- Daylight/Walkout Basement

## **Plan Collections**

- Waterfront House Plans Collection

## **Plan Styles**

- Classical House Plans
- Country Home House Plans
- Low Country House Plans
- Southern House Plans
- Traditional House Plans

## Features

- Balcony
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Kitchen Island
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Walk-in Closet
- Wrap-Around Porch