

## House Plan 1340 Annabelle, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1340-annabelle>
- Plan Number: NDG 1340
- Total Living Space: 1572 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 45
- Width In.: N/A
- Depth Ft.: 62
- Depth In.: 4

### Description

## Plan Description

This European style house plan is loved by both builders and homeowners because of its great design. This gorgeous home design gives you just over 1,500 square feet of living space with 3 bedrooms and 2 full baths. The exterior of this home is very easy to customize to fit your tastes and preferences. This home plan gives you massive curb appeal with a pyramid/hip roof and lovely gables over the windows and the 2-bay garage. On the inside, you will find an open floor plan that incorporates the great room, kitchen and hearth/dining area and a large master suite. Be sure to check out the photos of this lovely plan online from one of our very happy clients!

Customizable Exteriors Add Curb Appeal

As you approach the home, the first thing you notice about this plan is the curb appeal. This home design has a lovely pyramid/hip roofline that is sure to make it stand out from the crowd. Added details over the windows and garage make sure that you stop and take a second look.

The front of the home has a lovely, dainty covered porch with brick work accents. This is perfect to keep you dry in the weather and a great place to decorate for the holidays.

## **Grand Entrance**

Stepping into the home, you find yourself in the foyer. The foyer is partitioned off from the open floor plan to make it a grand entry way from the double doors. The foyer also has a side entrance from the garage.

## **Open Floor Plan**

Stepping further into the home, you find yourself in the open floor plan. This open floor plan incorporates the great room, kitchen and dining area. This space has plenty of character to impress your guests.

## **Spacious Great Room**

The great room features a large brickwork fireplace along the left wall and exposed timber beams that run throughout the large space. The great room also has a vaulted ceiling to give your home depth and style.

## **Formal Dining**

The hearth/dining area gives you tons of room to entertain while keeping it close and cozy for small family gatherings or Taco Tuesday. The hearth/dining room features three large windows that face the rear of the home.

## **Swoon-worthy Kitchen**

Adjacent to the hearth/dining area is the kitchen. This kitchen is a cook's dream! This kitchen has more counterspace than a Kardashian has purses! The kitchen features a central island that gives you more prep space as well as informal seating for 4.

The best part of the kitchen is probably the large double sink in the corner of the kitchen. This

allows you to look out onto your property while you are cleaning up. The kitchen also gives you access to the grilling porch on the rear of the home through a set of French doors.

## **Room to Grow**

Adjacent to the great room are bedrooms 2 and 3. Each bedroom has a window that faces the front and side of the home, respectively. Bedroom 3 offers you a slightly bigger space but has a smaller closet. While bedrooms 2 offers you a slightly smaller space and a walk-in closet. Each bedroom shares the nearby hall bathroom.

## **Masterful Master Suite**

On the other side of the plan you will find the master suite. The master bedroom is large and gives you lovely detailing in the boxed style ceilings and the two windows that face the side of the home. The master suite sits off a small hallway off the great room to give you added privacy.

The master bath has plenty of space and amenities to spare. The double vanity has knee space under one side that is perfect for doing make up and fixing hair. The master bath also gives you a large whirlpool shower and tub combo that will help you relax after a hard day of work. Don't forget about the two walk-in closets!

This plan includes a package of 3 elevations.

## **Customizing This House Plan Making this house plan onto your dream home!**

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience 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:1572 Sq.Ft.
- Main Floor: 1572 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): 276 Sq.Ft.
- Porch (Sq.Ft.): 175 Sq.Ft.
- Garage (Sq.Ft.): 422 Sq.Ft.
- Total Square Feet: 2445 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- Ridge Height (In.): 5
- 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**

- Customizable Exteriors House Plans Collection
- European House Plans Collection
- Stone Village Collection House Plans

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- European House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Narrow Lot House Plans
- No Formal Dining
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet