

## House Plan 173 Waterfront Cove, Waterfront House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans173-waterfront-cove>
- Plan Number: NDG 173
- Total Living Space: 2143 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: No
- Carport Type: N/A
- Stories: 2
- Width Ft.: 50
- Width In.: N/A
- Depth Ft.: 28
- Depth In.: N/A

### Description

A vacation home with the master suite upstairs makes this home desirable. The eight foot wrap around deck with access to both sides of the great room is perfect for entertaining weekend guests. Breakfast is made easy with an island bar, ideal for those big breakfasts outdoorsmen enjoy. The master suite comes complete with skylights, vaulted ceilings and a fireplace, just right for those romantic evenings for the two of you. You also have a private access to the rear balcony deck through French doors.

### Additional details

- Total Living Space: 2143 Sq.Ft.
- Main Floor: 1400 Sq.Ft
- Upper Floor (Sq.Ft.): 743 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): N/A
- Garage (Sq.Ft.): N/A
- Total Square Feet: 2143 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- Ridge Height (In.): 11
- Insulation Exterior: R19
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Waterfront House Plans Collection

## **Plan Styles**

- Modern House Plans
- Vacation House Plans

## **Features**

- Decks Patios Balconies
- Great Room
- Home Office/Study

- Kitchen Island
- Narrow Lot House Plans
- No Formal Dining
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Split Bedroom Design
- Sunroom
- Walk-in Closet