

# House Plan 1331 The Allenstown, Arts and Crafts House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1331-allenstown>
- Plan Number: NDG 1331
- Total Living Space: 2706 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 58
- Width In.: 6
- Depth Ft.: 73
- Depth In.: 4

## Description

A wrap around porch with a ten foot beaded ceiling, round columns and gentle arches welcome you into this home. The foyer also carries a ten foot ceiling and leads into a great room with fireplace and a view overlooking the grilling porch. A wide walkway leads you into a breakfast bay adjoining the kitchen and through to the formal dining room. Entertaining will be enjoyable for both you and guests with this easy flowing floor plan. The master suite adorned with boxed ceiling, as well as one bedroom and full bath are on the main floor. Upstairs has two additional bedrooms, a full bath and a large bonus room located over the garage.

## Additional details

- Total Living Space: 2706 Sq.Ft.
- Main Floor: 1991 Sq.Ft

- Upper Floor (Sq.Ft.): 715 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 546 Sq.Ft.
- Porch (Sq.Ft.): 302 Sq.Ft.
- Garage (Sq.Ft.): 591 Sq.Ft.
- Total Square Feet: 4145 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- 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
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## Plan Styles

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

## Features

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch

- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry