

## House Plan 1273 Overlook Mountain, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1273-overlook-mountain>
- Plan Number: NDG 1273
- Total Living Space: 3843 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 72
- Width In.: N/A
- Depth Ft.: 80
- Depth In.: N/A

### Description

The impressive timber detailing highlight the rustic feel of this split bedroom plan. Featuring a fireplace in the open great room, one in the hearth room which is open to the kitchen, and one out back on the outdoor living/grilling porch. The master suite features a private access to the grilling porch while the master bath offers a large corner whirlpool tub and glass shower, double vanities, and a large walk-in closet. Bedrooms 2 and 3 are located upstairs with walk-in closets. And there's also a huge flex room, an optional flex room, and a huge bonus room, home theater.

### Additional details

- Total Living Space: 3843 Sq.Ft.
- Main Floor: 2351 Sq.Ft
- Upper Floor (Sq.Ft.): 1492 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): 437 Sq.Ft.
- Porch (Sq.Ft.): 669 Sq.Ft.
- Garage (Sq.Ft.): 1059 Sq.Ft.
- Total Square Feet: 6008 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 32
- Ridge Height (In.): 9
- 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**

- Rustic Ridge House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Balcony
- Bonus/Game and Media Room

- Butler's Pantry
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Theater
- Jack & Jill Bathroom
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Outdoor Living Space
- Oversized Garage
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry