

## House Plan 1388 Red Oak Bluff, Angler Mountain House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1388-red-oak-bluff>
- Plan Number: NDG 1388
- Total Living Space: 3368 Sq.Ft.
- Bedrooms: 4
- Full Baths: 4
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 104
- Width In.: 5
- Depth Ft.: 91
- Depth In.: 3

### Description

This spacious split-bedroom, rustic home features a 3-car garage and a massive rear grilling deck. The large front covered porch has stone based timber columns and a vaulted ceiling. Once inside, you're welcomed into the Great Room with its cozy fireplace, vaulted ceiling, and French doors leading to the Grilling Porch. It's also open to the kitchen featuring a large eat-at island bar and a convenient eat-at bar on a 45 degree angle separating the kitchen from the Dining Room. Luxury awaits you in the Master Suite with its vaulted ceilings and French doors to the deck, while the bathroom provides 2 walk-in closets and a huge shower. Bedroom 2 is located on the opposite side with its own adjacent full bath and a large walk-in closet. Downstairs completes the dream with Bedrooms 3 and 4, their own full bathrooms and huge walk-in closets. The massive Game Room has a wet bar and French doors to the covered patio. There's even a Hobby Room and a huge unfinished area offering endless possibilities.

## **Additional details**

- Total Living Space:3368 Sq.Ft.
- Main Floor: 2046 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 1322 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 819 Sq.Ft.
- Garage (Sq.Ft.): 1441 Sq.Ft.
- Total Square Feet: 6243 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 10
- Upper Ceiling Height: N/A
- Lower Ceiling Height: 9
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 10:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 8
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): 615 Sq.Ft.

## **Foundation Options**

- Daylight/Walkout Basement

## **Plan Collections**

- Angler Mountain House Plans Collection

## **Plan Styles**

- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans
- Traditional House Plans

## Features

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry