

## House Plan 455 Cambridge Court, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-455-cambridge-court>
- Plan Number: NDG 455
- Total Living Space: 1481 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.: 90
- Width In.: N/A
- Depth Ft.: 60
- Depth In.: 4

### Description

This duplex hosts year round gatherings. The expansive great room gathers friends and family about the fireplace on those crisp autumn eves. The dining room affords a view of spring blossoms as the family gathers around the island snack bar from the kitchen. The master suite boasts access to the rear covered porch on those romantic summer evenings while an expansive walk-in closet, shower and corner whirlpool tub stands ready for you in the bath. Finally, the children drift to dream on Christmas Eve in their own rooms sharing full bath access.

Unit 2 Main floor H/C SQ.FT is 1,472

Unit 2 total SQ.FT is 2,212

Entire duplex Main Level H/C SQ.FT is 2,953

Porch total SQ.FT is 352

Garage total SQ.FT is 1,128 Total SQ.FT is 4,433

### Additional details

- Total Living Space:1481 Sq.Ft.
- Main Floor: 1481 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 176 Sq.Ft.
- Garage (Sq.Ft.): 564 Sq.Ft.
- Total Square Feet: 2221 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- 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.): 25
- 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 Collections**

- Multi-Family House Plans

## **Plan Styles**

- Traditional House Plans
- Vacation House Plans

## Features

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Golf Cart Storage
- Great Room
- Main Floor Master
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Vacation Golf Course
- Walk-in Closet