

# House Plan 346 Hickory Place, French Traditional House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-346-hickory-place>
- Plan Number: NDG 346
- Total Living Space: 1990 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 49
- Width In.: N/A
- Depth Ft.: 46
- Depth In.: N/A

## Description

We have created a phenomenal split bedroom home with your master suite located downstairs. Entering the foyer of your home, you'll notice the dining room enhanced with columns. Preparing your meals is easy with your spacious kitchen and convenient breakfast room. The great room will prove to be the heart of the home for you and your family with its media center and gas fireplace. Brilliant glass block in the master bath will allow the sun to radiate throughout the room. Traveling upstairs, the children will have a shared bath access and plenty of room.

## Additional details

- Total Living Space: 1990 Sq.Ft.
- Main Floor: 1515 Sq.Ft
- Upper Floor (Sq.Ft.): 475 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 72 Sq.Ft.
- Garage (Sq.Ft.): 405 Sq.Ft.
- Total Square Feet: 2467 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: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- Ridge Height (In.): 8
- 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**

- European House Plans
- French Traditional House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Nook/Breakfast Area