

## House Plan 389 Quail Drive, Farmhouse House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-389-quail-drive>
- Plan Number: NDG 389
- Total Living Space: 1777 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 52
- Width In.: 10
- Depth Ft.: 48
- Depth In.: N/A

### Description

Two exterior options and a practical floor plan make this home a great choice. You'll enjoy hours of family fun in the large great room with cozy gas fireplace. The centralized dining area shows off a bay window with instant access to the kitchen, friendly grilling porch, utility room and garage. Upstairs the kids' bedrooms each have walk-in closets and their own vanity sinks to minimize bathroom disputes.

### Additional details

- Total Living Space: 1777 Sq.Ft.
- Main Floor: 1142 Sq.Ft
- Upper Floor (Sq.Ft.): 635 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 293 Sq.Ft.
- Porch (Sq.Ft.): 325 Sq.Ft.

- Garage (Sq.Ft.): 530 Sq.Ft.
- Total Square Feet: 2925 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- Ridge Height (In.): 6
- 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**

- Country Home House Plans
- Farmhouse House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Jack & Jill Bathroom
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans

- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet