

## House Plan 1399 Pioneer Trail, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1399-pioneer-trail>
- Plan Number: NDG 1399
- Total Living Space: 3307 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 3 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 68
- Width In.: 2
- Depth Ft.: 100
- Depth In.: 9

### Description

This brick and stone rustic home features an eye-catching timber beam gabled front porch and open floor plan. The Great Room has a 12' ceiling and is open to the spacious kitchen and dining room and has access to a large Sun Room. The kitchen offers a prep island as well as plenty of counter space and an eat-at peninsula bar. The Master Suite has a gas fireplace and multiple windows for natural lighting while the bath boasts a corner whirlpool tub, a glass shower, dual vanities and a huge walk-in closet that doubles as a Safe Room. 2 more bedrooms share a bathroom on the right side of the house. Off of the Sun Room is an Outdoor Living/Grilling Porch with a fireplace for cool evenings.

### Additional details

- Total Living Space: 3307 Sq.Ft.
- Main Floor: 3307 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.): 579 Sq.Ft.
- Garage (Sq.Ft.): 912 Sq.Ft.
- Total Square Feet: 4798 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 10
- 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.): 31
- 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 Collections**

- Rustic Ridge House Plans Collection

## **Plan Styles**

- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch

- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Media Room
- Mudroom
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Saferoom
- Split Bedroom Design
- Sunroom
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry