

## House Plan 481 Aspen Heights, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-481-aspen-heights>
- Plan Number: NDG 481
- Total Living Space: 2010 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: 1.5
- Width Ft.: 53
- Width In.: N/A
- Depth Ft.: 49
- Depth In.: 4

### Description

This versatile offering is as comfortable in the city as it is in the country. The down home great room feels even larger with the vaulted ceiling and barrier-free entry into the kitchen and breakfast room. The urban, open design features an island that serves double duty as a snack bar. The breakfast room is bright and sunny with access to a significant grilling porch where guests can mingle and converse. The lower floor holds endless expansion possibilities as family needs evolve.

### Additional details

- Total Living Space: 2010 Sq.Ft.
- Main Floor: 1935 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 75 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 304 Sq.Ft.

- Garage (Sq.Ft.): 451 Sq.Ft.
- Total Square Feet: 4057 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: 8
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 10:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- Ridge Height (In.): 2
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): 1292 Sq.Ft.

## **Foundation Options**

- Daylight/Walkout Basement

## **Plan Styles**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Split-Level Foyer
- Walk-in Closet