

## House Plan 1387 Ashlyn Cove, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1387-ashlyn-cove>
- Plan Number: NDG 1387
- Total Living Space: 1689 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.: 47
- Width In.: N/A
- Depth Ft.: 62
- Depth In.: 4

### Description

This charming European plan maximizes space while providing an open floor plan. The Great Room features a fireplace and is open to the Dining Room and Kitchen. This Kitchen has everything you could want including an eat-at island bar and plenty of counter space. The Master Suite has a boxed ceiling and Master Bath complete with dual vanities, a whirlpool tub/shower and 2 walk-in closets. Bedrooms 2 and 3 are located on the opposite side of the house with the front bedroom having a walk-in closet. Over the garage is a large optional Bonus Room, perfect for a home theater or game room.

### Additional details

- Total Living Space: 1689 Sq.Ft.
- Main Floor: 1689 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 277 Sq.Ft.
- Porch (Sq.Ft.): 234 Sq.Ft.
- Garage (Sq.Ft.): 542 Sq.Ft.
- Total Square Feet: 2742 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: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- 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 Collections**

- European House Plans Collection

## **Plan Styles**

- Craftsman House Plans
- European House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet