

## House Plan 107 Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans107-spruce-street>
- Plan Number: NDG 107
- Total Living Space: 2180 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 58
- Width In.: 4
- Depth Ft.: 68
- Depth In.: 6

### Description

This French Classic home is full of amenities suited for today's lifestyles. As you enter the home you'll feel the openness created by the ten foot ceilings in the spacious great room with built-in fireplace and eight inch columns. Entertaining will be eloquent in the formal dining room with eleven foot boxed ceiling and easy access to the kitchen adorned with an eat-at bar and breakfast nook with bay window. The children will love having their own shared bath and ample closet space. As evening sets in, you'll be able to retreat to the Master Bedroom completed by a spacious master bath with whirlpool tub, separate shower, his and her vanities and huge walk-in closet.

### Additional details

- Total Living Space: 2180 Sq.Ft.
- Main Floor: 2180 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.): 42 Sq.Ft.
- Garage (Sq.Ft.): 703 Sq.Ft.
- Total Square Feet: 2925 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): N/A
- 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

- Classical House Plans
- French Classic House Plans
- Southern House Plans
- Traditional House Plans

## Features

- Covered Front Porch
- Formal Dining Room
- Great Room
- Jack & Jill Bathroom
- Main Floor Master

- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet