

# House Plan 1095 Blue Ridge, American Woodlands House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1095-blue-ridge>
- Plan Number: NDG 1095
- Total Living Space: 1565 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 34
- Width In.: 4
- Depth Ft.: 59
- Depth In.: 6

## Description

The simple elegance of this charming cottage home will capture your heart. As you enter the foyer, you'll admire the graceful appeal of the eight inch columns that invite you into the spacious great room. The warmth of this room will provide the perfect place to create lasting memories with family and friends. Starting the day will be fun for everyone in the quaint breakfast nook with access to the rear grilling porch. After everyone is off to work or play, you'll be able to relax upstairs, maybe reading your favorite book on the window seat, or retreating to the master suite with private bath complete with a huge walk-in closet. This home also features two large bedrooms, loft area, and has ample storage space to suit your needs.

## Additional details

- Total Living Space:1565 Sq.Ft.
- Main Floor: 1063 Sq.Ft
- Upper Floor (Sq.Ft.): 502 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 212 Sq.Ft.
- Garage (Sq.Ft.): 419 Sq.Ft.
- Total Square Feet: 2196 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: 6:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- 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**

- Country Home House Plans
- Craftsman House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch

- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Loft
- Main Floor Master
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Split Bedroom Design
- Walk-in Closet