

# House Plan 1103 Ozark Overlook, American Woodlands House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1103-ozark-overlook>
- Plan Number: NDG 1103
- Total Living Space: 2099 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.: 55
- Width In.: N/A
- Depth Ft.: 58
- Depth In.: 6

## Description

Mountain Rustic Bonus room house design! A covered entry porch sets the stage for elegance in this craftsman style home. Travel through the foyer, and enter a spacious great room with unique vaulted ceiling, complete with built-in media center for hours of family entertainment. Take advantage of the distinguished dining and hearth room with a lovely fireplace. The computer center allows for ease of monitoring the children. This split bedroom design offers privacy for everyone. Continue entertaining on your covered rear porch over conversation and a breath-taking view.

## Additional details

- Total Living Space: 2099 Sq.Ft.
- Main Floor: 2099 Sq.Ft

- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 480 Sq.Ft.
- Porch (Sq.Ft.): 255 Sq.Ft.
- Garage (Sq.Ft.): 408 Sq.Ft.
- Total Square Feet: 3242 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- 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.): 25
- 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 Collections**

- American Woodlands House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Great Room
- Grilling Porch
- Home Theater
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet