

# House Plan 1218 Martha Lane, Traditional House Plan

# **Property Details**

• Property URL: https://nelsondesigngroup.com/content/house-plan-1218-martha-lane

• Plan Number: NDG 1218

Total Living Space:2146 Sq.Ft.

Bedrooms: 4Full Baths: 3Half Baths: N/A

• Garage: Yes 2 Bay

Garage Type: Front Load

• Carport: N/A

Carport Type: N/A

Stories: 1Width Ft.: 64Width In.: 4Depth Ft.: 57Depth In.: 8

#### Description

This beautiful brick home offers a great floor plan with a spacious Great Room and 4 bedrooms. Once you step into the foyer, you'll notice the dining room on the left with its 10? boxed ceiling and natural lighting. Straight ahead is the Great Room with a fireplace and access to the rear covered grilling porch. The Great Room is open to the kitchen, featuring an eat-at peninsula bar, and the breakfast room. 2 bedrooms and a full bath are located on the right side of the home. The Master Bedroom is tucked in the back left corner and also features a 10? boxed ceiling, while the master bath provides a raised whirlpool tub, a separate shower, and 2 walk-in closets. There's also a 4th bedroom or office with a full bath adjacent to the master bedroom.

#### Additional details

Total Living Space:2146 Sq.Ft.

Main Floor: 2146 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.): 165 Sq.Ft.
- Garage (Sq.Ft.): 573 Sq.Ft.
- Total Square Feet: 2884 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- 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.): 5
- 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**

Traditional House Plans

#### **Features**

- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar

- Split Bedroom DesignWalk-in ClosetWalk-in-Pantry