

## House Plan 146B Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans146b-spruce-street>
- Plan Number: NDG 146B
- Total Living Space: 1474 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 46
- Width In.: 10
- Depth Ft.: 56
- Depth In.: 4

### Description

Turn your fantasy into reality with this split bedroom home. Lead your friends through the foyer into the spacious great room with convenient fireplace for drinks and conversation before moving into the dining room for the elegant cuisine you've prepared. Easy access from the dining room to the kitchen makes serving your guests a breeze. The children's bedrooms have spacious closets that will be ideal for toys. The other side of the home includes your private master suite featuring a secluded master bath with 'his and her' walk-in closets and double vanities.

### Additional details

- Total Living Space: 1474 Sq.Ft.
- Main Floor: 1474 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.): N/A
- Garage (Sq.Ft.): 474 Sq.Ft.
- Total Square Feet: 1948 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.): 30
- Ridge Height (In.): 8
- 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**

- French Traditional House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry