

## House Plan 160 Grendel Lane, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans160-grendel-lane>
- Plan Number: NDG 160
- Total Living Space: 2699 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: No
- Garage Type: Detached
- Carport: No
- Carport Type: N/A
- Stories: 2
- Width Ft.: 73
- Width In.: N/A
- Depth Ft.: 55
- Depth In.: 8

### Description

This 2 story home has a unique design with lots of space. The living room has a fireplace and the dining room features four 8" columns. The kitchen has an island and the sink is located in the corner. The kitchen is also open to the breakfast room and the breakfast room opens to a gorgeous sunroom. The master suite has a huge bathroom with a corner shower and a whirlpool tub and a large walk-in closet that opens to the laundry room for added convenience. Upstairs you'll find bedrooms 2 and 3 and a bonus room/bedroom 4, 2 full bathrooms and a computer center.

### Additional details

- Total Living Space: 2699 Sq.Ft.
- Main Floor: 1768 Sq.Ft.
- Upper Floor (Sq.Ft.): 931 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 226 Sq.Ft.
- Porch (Sq.Ft.): 309 Sq.Ft.
- Garage (Sq.Ft.): 513 Sq.Ft.
- Total Square Feet: 3747 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- Ridge Height (In.): 4
- 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**

- European House Plans
- French Classic House Plans
- Traditional House Plans

## **Features**

- Bonus Room
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Detached Garage
- Formal Dining Room
- Grilling Porch
- Jack & Jill Bathroom

- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Sunroom
- Walk-in Closet