

## House Plan 163 Emery Lane, Farmhouse House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans163-emery-lane>
- Plan Number: NDG 163
- Total Living Space: 2025 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 2 Bay
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 56
- Width In.: 8
- Depth Ft.: 65
- Depth In.: 8

### Description

This home reflects true southern charm hosting both a front covered porch and large rear-grilling porch for the ultimate in family gatherings. Upon entering the foyer, stairs will lead you to an upstairs complete with two bedrooms each with large walk-in closets and private access to a shared bath. A luxurious Master Suite complete with a corner whirlpool tub, glass shower and large walk-in closet is located on the main floor for both convenience and privacy. A formal dining room gently accesses the kitchen and breakfast room for ease in entertaining.

### Additional details

- Total Living Space: 2025 Sq.Ft.
- Main Floor: 1352 Sq.Ft
- Upper Floor (Sq.Ft.): 673 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 585 Sq.Ft.
- Garage (Sq.Ft.): 454 Sq.Ft.
- Total Square Feet: 3064 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: 12:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 10
- 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
- Farmhouse House Plans
- Low Country House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Balcony
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Grilling Porch

- Jack & Jill Bathroom
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Split Bedroom Design
- Walk-in Closet