

## House Plan 171 Albany, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans171-albany>
- Plan Number: NDG 171
- Total Living Space: 2280 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 2 Bay
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 66
- Width In.: 6
- Depth Ft.: 59
- Depth In.: 10

### Description

This split-bedroom home from Nelson Design Group is very family friendly. The open foyer welcomes you to a very spacious great room with a 10' ceiling and a fireplace. The dining room invites with its 2 arched openings and four 8' columns and a 13' ceiling. The spacious kitchen has a cook-top island, a 45 degree corner counter space and is open to the breakfast room which features a bay window. Around the corner and down the hall is the magnificent master suite. With its 10' boxed ceiling and sitting area, the bedroom is sure to delight. The master bath offers a whirlpool tub, corner shower, and large walk-in closet. The other side of the home provides bedrooms 2, 3, and 4 and a full bathroom.

### Additional details

- Total Living Space: 2280 Sq.Ft.
- Main Floor: 2280 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.): 217 Sq.Ft.
- Garage (Sq.Ft.): 612 Sq.Ft.
- Total Square Feet: 3109 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: 9:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24
- 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**

- Traditional House Plans

## **Features**

- Arched Entry
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master

- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Sitting Area
- Split Bedroom Design
- Walk-in Closet