

## House Plan 196 Walnut Lane, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans196-walnut-lane>
- Plan Number: NDG 196
- Total Living Space: 1713 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 60
- Width In.: N/A
- Depth Ft.: 40
- Depth In.: N/A

### Description

Enjoy the feel of a house in the country while maintaining all of the modern amenities in the home. The great room, entry and dining room flow into one expansive area to allow for family fun or more formal entertaining. An angled bar allows easy access from kitchen to the dining area and also serves as a breakfast bar. The master suite encompasses the rear of the main floor and includes a cavernous closet that also opens into the laundry area.

### Additional details

- Total Living Space: 1713 Sq.Ft.
- Main Floor: 1247 Sq.Ft
- Upper Floor (Sq.Ft.): 466 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 183 Sq.Ft.

- Garage (Sq.Ft.): 374 Sq.Ft.
- Total Square Feet: 2270 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24
- Ridge Height (In.): 11
- 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**

- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Home Office/Study
- Loft
- Main Floor Master
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet