

## House Plan 221 Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-221-spruce-street>
- Plan Number: NDG 221
- Total Living Space: 1787 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.: 54
- Width In.: 2
- Depth Ft.: 56
- Depth In.: 2

### Description

Entering the foyer of this split bedroom home, you'll notice the magnificent boxed columns that surround and define the dining room. Entertaining becomes simple for the grill masters on the convenient rear grilling porch with access to the great room. Your guests may enjoy gathering in the breakfast room to sample the dinner you've prepared before it's served. As night falls and your guests leave, retreat to your master suite, complete with a huge walk-in closet, double vanities and soothing whirlpool bath.

### Additional details

- Total Living Space: 1787 Sq.Ft.
- Main Floor: 1787 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.): 196 Sq.Ft.
- Garage (Sq.Ft.): 417 Sq.Ft.
- Total Square Feet: 2400 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.): 20
- Ridge Height (In.): N/A
- 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
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Open Floor Plan House Plans
- Split Bedroom Design
- Walk-in Closet