

## House Plan 240 Linden Avenue, Luxury House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-240-linden-avenue>
- Plan Number: NDG 240
- Total Living Space: 3566 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: 2 Bay
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 71
- Width In.: 4
- Depth Ft.: 66
- Depth In.: N/A

### Description

This home is extremely practical to build because of its simple box design and spacious interior. For added luxury ten-foot ceilings are used in the Foyer, Great room and Master suite allowing natural light to flow throughout. The Great room features a fireplace nestled between built-ins and an abundance of windows to enjoy a lovely rear view. Nearby is a breakfast bay area open to the kitchen and cozy hearth room including a convenient computer center with nearby storage closet. The opposite side of this home includes a private master suite with boxed ceiling and French door entry to a bathroom full of amenities. An impressive staircase in the great room leads up to a full bath, extra large bedroom and spacious game room with options galore.

### Additional details

- Total Living Space: 3566 Sq.Ft.
- Main Floor: 2746 Sq.Ft

- Upper Floor (Sq.Ft.): 820 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 653 Sq.Ft.
- Garage (Sq.Ft.): 492 Sq.Ft.
- Total Square Feet: 4711 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- 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.): 25
- 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**

- Luxury House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch

- Home Office/Study
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet