

## House Plan 261 Popular Avenue, Country House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-261-popular-avenue>
- Plan Number: NDG 261
- Total Living Space: 2478 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 68
- Width In.: 6
- Depth Ft.: 65
- Depth In.: N/A

### Description

We have created this magnificent French Classic home that offers a split bedroom design. Greet your dinner guests on the charming front porch as you lead them into your spacious great room for conversation before the meal. The rear grilling porch can be accessed through the hearth room which makes it easy access for outdoor entertaining. The master suite and bath are full of amenities such as an optional fireplace, enormous walk-in closet, 'his and her' shower access, double vanities and a whirlpool bath.

### Additional details

- Total Living Space: 2478 Sq.Ft.
- Main Floor: 2478 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.): 669 Sq.Ft.
- Garage (Sq.Ft.): 612 Sq.Ft.
- Total Square Feet: 3759 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: 9:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- Ridge Height (In.): 6
- 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
- European House Plans
- French Classic House Plans
- French Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Fireplace in Master
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master

- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet
- Wrap-Around Porch