

## House Plan 304 Moby Drive, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-304-moby-drive>
- Plan Number: NDG 304
- Total Living Space: 3901 Sq.Ft.
- Bedrooms: 3
- Full Baths: 4
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 79
- Width In.: 6
- Depth Ft.: 71
- Depth In.: 4

### Description

A blend of brick and stone create instant appeal in this Nelson Design Group home. Enjoy the column lined dining room and gallery before heading into the living room for conversation. This kitchen is spacious enough for any chef and features an island bar with seating. Nearby, a breakfast room and screened porch lend the perfect places for mealtime. A second living area, with a vaulted ceiling and fireplace, can be found at the rear of this home. Relax in the lap of luxury in this exquisite master suite. The spacious bedroom features a boxed ceiling and sitting room while the master bath houses a whirlpool tub flanked by columns.

### Additional details

- Total Living Space: 3901 Sq.Ft.
- Main Floor: 3185 Sq.Ft
- Upper Floor (Sq.Ft.): 716 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 445 Sq.Ft.
- Garage (Sq.Ft.): 641 Sq.Ft.
- Total Square Feet: 4987 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 10
- 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.): 27
- 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

- French Country House Plans
- Traditional House Plans

## Features

- Arched Entry
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master

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