

## House Plan 334 Poplar Avenue, Modern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-334-poplar-avenue>
- Plan Number: NDG 334
- Total Living Space: 3391 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 3 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 95
- Width In.: N/A
- Depth Ft.: 47
- Depth In.: 9

### Description

Picture yourself living in this home. Walking into the foyer, you'll notice columns, French doors and a convenient wet bar located in the spacious dining room. Your game room will provide countless hours of entertainment with fluid access to the kitchen for refreshments. French doors access your master suite, complete with a huge master bath with "his and her" walk-in closets and an adjoining office. Traveling upstairs, you'll discover two more bedrooms and a future bonus area that can be used as a kids room.

### Additional details

- Total Living Space: 3391 Sq.Ft.
- Main Floor: 2634 Sq.Ft
- Upper Floor (Sq.Ft.): 757 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 305 Sq.Ft.
- Garage (Sq.Ft.): 681 Sq.Ft.
- Total Square Feet: 4377 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: 7:12
- Porch Roof Pitch: 7:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 2
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Styles**

- Modern House Plans
- French Classic House Plans
- French Country House Plans
- Luxury House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies
- Formal Dining Room
- Game Room
- Great Room

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