

# House Plan 335 Birchwood Court, Colonial Classical Federal House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-335-birchwood-court>
- Plan Number: NDG 335
- Total Living Space: 3661 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 3 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 67
- Width In.: 8
- Depth Ft.: 49
- Depth In.: N/A

## Description

Open, flowing living areas distinguish this home's sensible style and unique environment. The barrier-free integration of the formal living and dining rooms ensure smooth transitions while entertaining. An immense kitchen accommodates a functional island that seats seven. The spacious sun room boasts an 11' pan ceiling and one of two French door entries to the casual deck with its unique octagon layout. In the master suite, located upstairs with the three secondary bedrooms, you'll find a vaulted ceiling, skylit bath with separate whirlpool tub and large walk-in closet.

## Additional details

- Total Living Space: 3661 Sq.Ft.
- Main Floor: 2018 Sq.Ft

- Upper Floor (Sq.Ft.): 1643 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 85 Sq.Ft.
- Garage (Sq.Ft.): 651 Sq.Ft.
- Total Square Feet: 4397 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- 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.): 34
- Ridge Height (In.): N/A
- 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

- Classical House Plans
- Colonial Classical Federal House Plans
- European House Plans
- Traditional House Plans

## Features

- Decks Patios Balconies
- Formal Dining Room
- Kitchen Island
- Nook/Breakfast Area

- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Sunroom
- Walk-in Closet