

## House Plan 345 Sunset Drive, Modern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-345-sunset-drive>
- Plan Number: NDG 345
- Total Living Space: 2951 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: Yes 3 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 73
- Width In.: 6
- Depth Ft.: 80
- Depth In.: 6

### Description

This sprawling four-bedroom plan centers on an ultra functional kitchen accessing all living areas with ease. A handy eat-at bar and island help make this kitchen any gourmet's dream. Separate living and great rooms each feature gas fireplaces and lots of open space. All three secondary bedrooms feature private bath entrances. The exquisite master suite presents a radiant fireplace, large sitting area, private entrance to the lanai and a massive bath that includes his and her walk-in closets and an oversized whirlpool tub.

Photos courtesy of Joe Wayman Homes, IN; brick exterior per builder

### Additional details

- Total Living Space: 2951 Sq.Ft.
- Main Floor: 2951 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.): 444 Sq.Ft.
- Garage (Sq.Ft.): 707 Sq.Ft.
- Total Square Feet: 4102 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- 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.): 24
- 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**

- Lake House Plans
- Modern House Plans
- Mediterranean House Plans

## **Features**

- Butler's Pantry
- Covered Front Porch
- Formal Dining Room
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area

- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Sitting Area
- Split Bedroom Design
- Walk-in Closet