

## House Plan 349B Walnut Lane, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-349b-walnut-lane>
- Plan Number: NDG 349B
- Total Living Space: 1697 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 52
- Width In.: 10
- Depth Ft.: 37
- Depth In.: 10

### Description

Enjoy all the comforts of home in this split bedroom plan. Step into the spacious great room and you'll find gorgeous columns framing the entry into a brilliant dining room. Serenity is uncovered in your secluded master suite and luxurious master bath with luminous glass blocks behind the whirlpool bath. Traveling upstairs, the children have ample bedroom space available in addition to walk-in closets and shared bath access. The bonus room can be utilized as a convenient play room or game room for children of all ages.

### Additional details

- Total Living Space: 1697 Sq.Ft.
- Main Floor: 1048 Sq.Ft
- Upper Floor (Sq.Ft.): 649 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): 295 Sq.Ft.
- Porch (Sq.Ft.): 24 Sq.Ft.
- Garage (Sq.Ft.): 521 Sq.Ft.
- Total Square Feet: 2242 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: 10:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24
- Ridge Height (In.): 8
- 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**

- Southern House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Formal Dining Room
- Great Room
- Jack & Jill Bathroom
- Main Floor Master
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Sitting Area
- Split Bedroom Design

- Walk-in Closet