

## House Plan 136 Spruce Street, French Country House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans136-spruce-street>
- Plan Number: NDG 136
- Total Living Space: 2731 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 2
- Width Ft.: 73
- Width In.: 4
- Depth Ft.: 51
- Depth In.: 8

### Description

## NDG 136

A stunning addition to our French Country House Collection, Spruce Street implements a French traditional design for an astonishing exterior. Walk through the brick arched entry and discover an equally impressive interior design. The openness of the great room will prove to be the heart of the home, and a cozy fireplace with built-ins produces a homey feel as you gather with family. While a formal dining room offers an outlet for all your fancy meal desires, a breakfast room and an office desk open to the kitchen provide endless opportunities for quality family time. Conveniently, this space is also home to both sets of stairs, leading to the lower and upper levels.

At the rear of the Spruce Street house plan, you will find the laundry room, which lies adjacent to the Master Suite. The master bedroom is accentuated by a 10-foot boxed ceiling and even enjoys

private access to the covered rear deck. Step into a the spacious master bath, and you will be met with a level of luxury and comfort that will not disappoint! A corner whirlpool tub situated in between his and her vanities will have you relaxing the day away, and a separate shower allows for simultaneous bathing. His and her walk-in closets nestled in opposite corners will give you all the storage space your heart desires.

The right side of Spruce Street holds Bedrooms 2 and 3 with a bathroom in between. Bedroom 3 is located adjacent to the foyer and may also be used as a study if you so choose. The basement holds luxuries of a game room and media room, in addition to a full bathroom, and you can even add a wet bar! The kids will love the upstairs option, as it is perfect for a playroom, complete with a convenient half bath. Outdoor living space is in no way lacking at Spruce Street with a deck on the main level featuring stairs that lead down to the covered patio outside the basement. How would you customize this amazing house plan?

## **Customizing This House Plan**

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs.

Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans?

Check out our [Modifications FAQ](#) page.

## **Additional details**

- Total Living Space:2731 Sq.Ft.
- Main Floor: 1871 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 860 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 390 Sq.Ft.
- Porch (Sq.Ft.): 210 Sq.Ft.
- Garage (Sq.Ft.): 599 Sq.Ft.
- Total Square Feet: 3930 Sq.Ft.

- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- 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.): 24
- Ridge Height (In.): 2
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Optional Crawl
- Optional Slab
- Daylight/Walkout Basement

## **Plan Collections**

- Stone Village Collection House Plans

## **Plan Styles**

- French Country House Plans
- Luxury House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Bonus Room
- Covered Front Porch
- Decks Patios Balconies
- Formal Dining Room
- Game Room
- Great Room
- Home Office/Study

- Kitchen Island
- Main Floor Master
- Media Room
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Split Bedroom Design
- Walk-in Closet