

## House Plan 387 Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-387-spruce-street>
- Plan Number: NDG 387
- Total Living Space: 1466 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 49
- Width In.: 2
- Depth Ft.: 44
- Depth In.: 2

### Description

Entertaining is easy in this home. The expansive great room is the ideal place to gather for family functions or a get-together with friends. Your functional kitchen is designed with a convenient bar that is ideal to hold all of those snacks and drinks for your visitors. After the company leaves, retire to your secluded master suite. Your whirlpool bath will be your haven to soak all the worries away. But don't worry about the kids, they have their own side of the home to call their own.

### Additional details

- Total Living Space: 1466 Sq.Ft.
- Main Floor: 1466 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.): 22 Sq.Ft.

- Garage (Sq.Ft.): 415 Sq.Ft.
- Total Square Feet: 1903 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- 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.): 19
- Ridge Height (In.): N/A
- 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**

- French Traditional House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Formal Dining Room
- Great Room
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet