

## House Plan 435 Cottonwood Drive, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-435-cottonwood-drive>
- Plan Number: NDG 435
- Total Living Space: 1871 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 36
- Width In.: 10
- Depth Ft.: 78
- Depth In.: 10

### Description

This home presents a fabulous combination of practicality and elegance with its all brick, split-bedroom design. The covered front porch is an ideal place to relax and watch the kids. The great room serves as a central gathering point with its warming fireplace, 10' boxed ceiling and quick access to both family living and sleeping areas. There is room to roam in the expansive kitchen, making entertaining a breeze. At the end of the day, retire to the efficient master bath, where daily stress can disappear down the drain of your huge whirlpool tub.

### Additional details

- Total Living Space: 1871 Sq.Ft.
- Main Floor: 1871 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.): 187 Sq.Ft.
- Garage (Sq.Ft.): 353 Sq.Ft.
- Total Square Feet: 2411 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: 12:12
- Porch Roof Pitch: 12:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- 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

## **Plan Styles**

- Country Home House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Walk-in Closet
- Walk-in-Pantry