

## House Plan 447 Maple Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-447-maple-street>
- Plan Number: NDG 447
- Total Living Space: 1449 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 29
- Width In.: 2
- Depth Ft.: 76
- Depth In.: 10

### Description

Luxurious living spaces in a narrow-lot design highlight home. A covered front porch and simple layout strengthen this plan's charming appeal. A large breakfast room joins the kitchen, allowing you to take advantage of the convenient serving bar. An incredible master bath features a dual-sink vanity and a separate whirlpool tub and shower. Two nicely sized bedroom share a full bath on the opposite side of the house.

### Additional details

- Total Living Space: 1449 Sq.Ft.
- Main Floor: 1449 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.): 148 Sq.Ft.

- Garage (Sq.Ft.): 360 Sq.Ft.
- Total Square Feet: 1957 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.): 19
- Ridge Height (In.): 2
- 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**

- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Great Room
- Main Floor Master
- Narrow Lot House Plans
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Walk-in Closet
- Walk-in-Pantry