

## House Plan 499 Fir Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-499-fir-street>
- Plan Number: NDG 499
- Total Living Space: 1263 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.: 27
- Width In.: 2
- Depth Ft.: 72
- Depth In.: 10

### Description

This delightful home plan has a roomy interior but well suited for a narrow lot. A cozy covered porch with columns is the perfect place to enjoy a cup of tea and visit with neighbors. Separate from the other bedrooms is the Master Suite enhanced with a ten foot boxed ceiling and a private bath including a corner whirlpool tub, separate shower, double vanity and walk-in closet. Centrally located is the great room with an angled fireplace, boxed ceiling plenty of wall space. Follow through to a wonderfully designed kitchen with bar seating, a dining area with access to the rear patio and a convenient laundry room.

### Additional details

- Total Living Space: 1263 Sq.Ft.
- Main Floor: 1263 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.): 112 Sq.Ft.
- Garage (Sq.Ft.): 382 Sq.Ft.
- Total Square Feet: 1757 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: 8:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 18
- Ridge Height (In.): 5
- 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
- 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