

## House Plan 1418 Somer's Place, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1418-somers-place>
- Plan Number: NDG 1418
- Total Living Space: 2628 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 44
- Width In.: N/A
- Depth Ft.: 67
- Depth In.: 6

### Description

## NDG 1418

A stunning addition to our European House Collection, Somer's Place pairs brick and stone accents with stunning finials on the roof and an arched entry to create the ultimate European style exterior. Inside you will find a formal foyer leading you into the Great Room and Kitchen/Dining combo, which join together in a seamless open floor plan, perfect for entertaining guests. A cozy fireplace and eat-at bar counter that seats up to 6 each offer a great outlet to gather, as does the grilling porch, accessible from the Great Room. A bedroom located at the front of the home is perfect for the guest room, or as a convenient home office. The Master Suite boasts a 10-foot boxed ceiling and private access to the Grilling Porch. The master bath features a whirlpool tub and separate shower at opposite corners, a dual sink vanity, and a large walk-in closet. Upstairs

you'll find two more bedrooms, a full bath, and a large bonus room with tons of possibilities. Although both bedrooms offer a walk-in closet, Bedroom 2 sits below a sloped ceiling, and Bedroom 3 enjoys private access to the hallway bathroom. An optional loft/game room is next to a wonderful balcony area overlooking the Great Room. 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: 2628 Sq.Ft.
- Main Floor: 1718 Sq.Ft
- Upper Floor (Sq.Ft.): 910 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 318 Sq.Ft.
- Porch (Sq.Ft.): 280 Sq.Ft.
- Garage (Sq.Ft.): 548 Sq.Ft.
- Total Square Feet: 3774 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 30

- Ridge Height (In.): 7
- 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 Collections**

- European House Plans Collection

## **Plan Styles**

- European House Plans
- French Traditional House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Balcony
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Home Office/Study
- Main Floor Master
- Mudroom
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet