

## House Plan 706 Dogwood Avenue, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-706-dogwood-avenue>
- Plan Number: NDG 706
- Total Living Space: 2435 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 46
- Width In.: 5
- Depth Ft.: 51
- Depth In.: 2

### Description

This Nelson Design Group traditional brick home was made to entertain. Welcome your guests into the media room with bay window or head into the great room for conversation by the fireplace. You'll enjoy preparing your cuisine in this well-equipped kitchen. Serve your guests in the dining room with columns or prepare your feast on the rear grilling porch. Upstairs, you can check on the kids in the two additional bedrooms before retiring to your master suite for the night. The inclusion of a bonus room on the upper level only increases the possibilities in this remarkable design.

### Additional details

- Total Living Space: 2435 Sq.Ft.
- Main Floor: 1245 Sq.Ft
- Upper Floor (Sq.Ft.): 1190 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): 184 Sq.Ft.
- Porch (Sq.Ft.): 180 Sq.Ft.
- Garage (Sq.Ft.): 505 Sq.Ft.
- Total Square Feet: 3304 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.): 35
- Ridge Height (In.): N/A
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Styles**

- French Traditional House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Bonus Room
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island

- Media Room
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet