

## House Plan 719 Theodosia, French Classic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-719-theodosia>
- Plan Number: NDG 719
- Total Living Space: 4420 Sq.Ft.
- Bedrooms: 4
- Full Baths: 4
- Half Baths: 2
- Garage: Yes 3 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 80
- Width In.: 9
- Depth Ft.: 58
- Depth In.: 8

### Description

Indulge into this astonishing French traditional style home plan. It's grand foyer extends into various open and spacious areas on the first floor including the great room and kitchen. The massive space provided on the second floor hosts the master suite and bath, along with a potential guest suite and bath, and two airy bedrooms that share a Jack and Jill bath. This home plan also includes an enormous bonus over garage that can be used as an apartment or a proposed entertainment area.

### Additional details

- Total Living Space: 4420 Sq.Ft.
- Main Floor: 2466 Sq.Ft
- Upper Floor (Sq.Ft.): 1954 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): 672 Sq.Ft.
- Porch (Sq.Ft.): 63 Sq.Ft.
- Garage (Sq.Ft.): 971 Sq.Ft.
- Total Square Feet: 6126 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- 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.): 40
- 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**

- Classical House Plans
- Colonial Classical Federal House Plans
- French Classic House Plans
- Luxury House Plans
- Traditional House Plans

## **Features**

- Balcony
- Bonus Room Over Garage
- Butler's Pantry
- Covered Front Porch
- Decks Patios Balconies
- Formal Dining Room

- Great Room
- Home Office/Study
- Jack & Jill Bathroom
- Kitchen Island
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Oversized Garage
- Peninsula/Eating Bar
- Walk-in Closet
- Walk-in-Pantry