

## House Plan 764 Magnolia Drive, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-764-magnolia-drive>
- Plan Number: NDG 764
- Total Living Space: 2134 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: 1
- Width Ft.: 69
- Width In.: 4
- Depth Ft.: 58
- Depth In.: 2

### Description

Nelson Design Group has created this home plan which includes elegant features such as columns, boxed ceilings and a luxurious master bathroom, keeping your budget in mind. Beauty doesn't have to cost a fortune. Elements such as these columns that line the formal dining room and foyer will give a grand appearance upon entering this lovely home. A massive great room has access to the grilling porch and a vast amount of wall space, lending many options for furniture arrangement. The kitchen is fit for a gourmet and has a large preparation island with seating, a large pantry and a nearby half-bath. The opposite side of the home includes the master suite with luxurious bathroom complete with an oval whirlpool tub and separate shower. The two additional bedrooms both adjoin a large bathroom with separate shower area, helping maintain peace in the family. This plan offers either a two or three car-garage.

## **Additional details**

- Total Living Space: 2134 Sq.Ft.
- Main Floor: 2134 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.): 185 Sq.Ft.
- Garage (Sq.Ft.): 532 Sq.Ft.
- Total Square Feet: 2851 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: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- Ridge Height (In.): 4
- 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 Styles**

- Traditional House Plans

## **Features**

- Arched Entry
- Covered Front Porch

- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet
- Walk-in-Pantry