

## House Plan 809 Tyler Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-809-tyler-street>
- Plan Number: NDG 809
- Total Living Space: 1295 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 52
- Width In.: N/A
- Depth Ft.: 42
- Depth In.: 10

### Description

This enchanting design from Nelson Design Group will be a delight for all who see it. Once inside, the built-in media center and fireplace will create the perfect environment for family movie night. The step-saver kitchen, breakfast room, and the option of a rear-grilling porch should provide you with ample mealtime possibilities. This plan separates the master suite from the two secondary bedrooms, creating a private environment for all family members, but never keeping you too far away to tend to children with nightmares or overnight guests.

### Additional details

- Total Living Space: 1295 Sq.Ft.
- Main Floor: 1295 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.): 100 Sq.Ft.
- Garage (Sq.Ft.): 467 Sq.Ft.
- Total Square Feet: 1862 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 17
- Ridge Height (In.): N/A
- 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**

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Grilling Porch
- Main Floor Master
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Split Bedroom Design
- Walk-in Closet