

# House Plan 1017 Rockway Heights, Mediterranean House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1017-rockway-heights>
- Plan Number: SMN 1017
- Total Living Space: 3447 Sq.Ft.
- Bedrooms: 4
- 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.: 89
- Width In.: 8
- Depth Ft.: 71
- Depth In.: 9

## Description

This stunning SMN design will draw the eye with its beautiful structure, large windows and unique blend of siding. Step into the Foyer where you'll find a convenient closet and access to both the Dining Room and the Great Room. This Great Room features tons of windows to let in an abundance of natural light and a great area to enjoy your view. Head through the Great Room and into the Hearth Room Attached to the Kitchen. This open space is perfect for entertaining. To the left you'll notice the laundry room and the entrance to the garage as well as small entry mudroom. On the right side is a hallway giving access to Bedrooms 2,3, and 4, a Hall Bath, and the Master Suite. In the Master Suite is your spacious Master Bath complete with a tile shower, freestanding tub, double vanity, private toilet room and large walk-in closet.

\*\*This plan has a standard 2x6 exterior wall with optional 2x4 exterior wall.

## **Additional details**

- Total Living Space:3447 Sq.Ft.
- Main Floor: 3447 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.): 208 Sq.Ft.
- Garage (Sq.Ft.): 645 Sq.Ft.
- Total Square Feet: 4300 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 3:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 15
- Ridge Height (In.): 10
- Insulation Exterior: R19
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Customizable Exteriors House Plans Collection
- Seth M. Nelson House Plans Collection
- Modern House Plans

## **Plan Styles**

- Modern House Plans
- Mediterranean House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet
- Walk-in-Pantry