

## House Plan 717 Birchwood Lane, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-717-birchwood-lane>
- Plan Number: NDG 717
- Total Living Space: 2738 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 78
- Width In.: N/A
- Depth Ft.: 69
- Depth In.: N/A

### Description

Columns and a brick arched entryway make this Nelson Design Group home stand out from the rest. The columns continue inside as well, framing the doorways to the great room, dining room, and kitchen. Warm yourself by the fire in the unique hearth room near the kitchen. The family chef will love showing off their grilling skills on the huge rear grilling porch. This master suite is fit for a king with its elegant boxed ceiling and amenities such as two walk-in closets, double vanities, and a whirlpool bath. Two additional bedrooms complete the main floor of this home. A proposed game room, an optional bedroom, and a full bath are included in the upper floor plan.

### Additional details

- Total Living Space: 2738 Sq.Ft.
- Main Floor: 2738 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 915 Sq.Ft.
- Porch (Sq.Ft.): 288 Sq.Ft.
- Garage (Sq.Ft.): 821 Sq.Ft.
- Total Square Feet: 4762 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- 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.): 31
- 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**

- French Traditional House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Jack & Jill Bathroom

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