

## House Plan 144 Waterfront Cove, Waterfront House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans144-waterfront-cove>
- Plan Number: NDG 144
- Total Living Space: 3659 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: Yes 3 Bay
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 122
- Width In.: 10
- Depth Ft.: 75
- Depth In.: 5

### Description

This home is perfect for entertaining guests and has a great lake view from all the main rooms. Step down into the great room and out onto the covered deck. This deck runs the entire length of the home and is perfect for grilling. The main level also features a sitting area and breakfast room. The large master bedroom features a corner whirlpool bath and 'his and her' walk-in closets. The kids will enjoy the computer center which is centrally located for easy monitoring. The downstairs features a game room, wet bar and guest room with full bath.

### Additional details

- Total Living Space: 3659 Sq.Ft.
- Main Floor: 2711 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): 948 Sq.Ft.

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 1024 Sq.Ft.
- Garage (Sq.Ft.): 799 Sq.Ft.
- Total Square Feet: 5482 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: 8
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24
- 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**

- Daylight/Walkout Basement

## **Plan Collections**

- Waterfront House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Farmhouse House Plans
- Low Country House Plans
- Luxury House Plans
- Southern House Plans
- Traditional House Plans
- Vacation House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies

- Game Room
- Great Room
- Main Floor Master
- Media Room
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Sitting Area
- Split Bedroom Design
- Vacation Golf Course
- Walk-in Closet
- Walk-in-Pantry