

## House Plan 225 Waterfront Cove, Waterfront House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-225-waterfront-cove>
- Plan Number: NDG 225
- Total Living Space: 2607 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 75
- Width In.: 4
- Depth Ft.: 81
- Depth In.: N/A

### Description

Your friends and neighbors will enjoy all the comforts in this lake home. Entertaining is easy with the formal living and dining areas which provide ample room for your guests. As you prepare your meal in the spacious kitchen with island bar, friends can relax in the great room/hearth room with fireplace. Try your hand at grilling on the rear deck with convenient access to the breakfast room. Evenings are more enjoyable relaxing in your master suite and bath with double vanities, glass shower and corner whirlpool bath.

### Additional details

- Total Living Space: 2607 Sq.Ft.
- Main Floor: 2607 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.): 1811 Sq.Ft.
- Garage (Sq.Ft.): 528 Sq.Ft.
- Total Square Feet: 4946 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: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- 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 Collections**

- Waterfront House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Lake House Plans
- Low Country House Plans
- Mountain House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch