

## House Plan 295 Waterfront Cove, Waterfront House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-295-waterfront-cove>
- Plan Number: NDG 295
- Total Living Space: 6833 Sq.Ft.
- Bedrooms: 5
- Full Baths: 6
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: Yes
- Carport Type: Side Load
- Stories: 1.5
- Width Ft.: 88
- Width In.: 8
- Depth Ft.: 70
- Depth In.: 5

### Description

Upon entering this lake home, a breathtaking view of the lake can be seen through the floor length windows. A vaulted ceiling in the great room opens through to the hearth room and kitchen creating a wonderful ambiance to enjoy the stone fireplace. The private den area features a pass through fireplace to the secluded sitting area, both accessible to the screened porch with French doors. The downstairs master bedroom has a luxurious master bath including 'his and her' walk-in closets. The upstairs has two private suites with access to the rear deck.

### Additional details

- Total Living Space: 6833 Sq.Ft.
- Main Floor: 3364 Sq.Ft
- Upper Floor (Sq.Ft.): 1540 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): 1929 Sq.Ft.

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 798 Sq.Ft.
- Garage (Sq.Ft.): 702 Sq.Ft.
- Total Square Feet: 8333 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: 9
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- 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 Collections**

- Waterfront House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Traditional House Plans
- Vacation House Plans

## **Features**

- Balcony
- Covered Rear Porch
- Decks Patios Balconies

- Game Room
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Media Room
- No Formal Dining
- Open Floor Plan House Plans
- Outdoor Living Space
- Screened Porch
- Sitting Area
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry