

## House Plan 278 Sage Meadows, Southern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-278-sage-meadows>
- Plan Number: NDG 278
- Total Living Space: 1487 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 39
- Width In.: N/A
- Depth Ft.: 73
- Depth In.: 10

### Description

Feel the French Country flair as you step onto the covered entry porch of this home complete with traditional columns and fluid entry into a formal foyer. Enjoy cozy nights at home in your spacious great room or entertain friends on warm summer evenings on your covered porch. Early morning breakfasts are a delight with an eat-at kitchen bar opening to a quiet breakfast nook.

### Additional details

- Total Living Space: 1487 Sq.Ft.
- Main Floor: 1487 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.): 358 Sq.Ft.
- Garage (Sq.Ft.): 420 Sq.Ft.
- Total Square Feet: 2265 Sq.Ft.

- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- Ridge Height (In.): 10
- 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**

- Sage Meadows House Plans Collection

## **Plan Styles**

- French Country House Plans
- Southern House Plans
- Traditional House Plans
- Vacation House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Golf Cart Storage
- Great Room
- Home Office/Study
- Main Floor Master

- Narrow Lot House Plans
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Vacation Golf Course
- Walk-in Closet