

## House Plan 279 Sage Meadows, Southern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-279-sage-meadows>
- Plan Number: NDG 279
- Total Living Space: 1359 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.: 46
- Width In.: N/A
- Depth Ft.: 60
- Depth In.: 4

### Description

Throughout this home, you'll feel the openness achieved by the grandeur of 9' ceilings. A covered rear porch makes entertaining friends and family a breeze, and perfect for a delicious summer barbecue. Elegant french doors lead you back inside where you'll enjoy conversation in your spacious great room, conveniently accessible to the dining area and kitchen. An additional third bedroom can be converted to a den or study to accommodate everyone.

### Additional details

- Total Living Space: 1359 Sq.Ft.
- Main Floor: 1359 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.): 217 Sq.Ft.

- Garage (Sq.Ft.): 393 Sq.Ft.
- Total Square Feet: 1969 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.): 23
- Ridge Height (In.): 7
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Sage Meadows House Plans Collection

## **Plan Styles**

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

## **Features**

- Arched Entry
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Golf Cart Storage

- Great Room
- Grilling Porch
- Home Office/Study
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Vacation Golf Course
- Walk-in Closet