

## House Plan 286 Sage Meadows, Southern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-286-sage-meadows>
- Plan Number: NDG 286
- Total Living Space: 1472 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.: 45
- Width In.: N/A
- Depth Ft.: 60
- Depth In.: 4

### Description

Whether entering through the traditional covered porch with ten foot ceiling or the wonderful two-car garage with offset doors and side golf cart storage, this French Country home has plenty to offer. Passing through the foyer, you'll find an expansive great room complete with a gas fireplace and atrium doors leading to a rear covered porch, the ideal setting for grilling and entertaining . Enjoy the convenience of preparing meals in a spacious kitchen with angular island and eat-at bar. After a long day of work or play, relax in your private master suite with a view and access to the rear porch.

### Additional details

- Total Living Space: 1472 Sq.Ft.
- Main Floor: 1472 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.): 231 Sq.Ft.
- Garage (Sq.Ft.): 510 Sq.Ft.
- Total Square Feet: 2213 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- 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.): 9
- 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**

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

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Vacation Golf Course
- Walk-in Closet