

## House Plan 1460 Aspen Ridge, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1460-aspen-ridge>
- Plan Number: NDG 1460
- Total Living Space: 2145 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 2
- Garage: 1 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 58
- Width In.: 4
- Depth Ft.: 52
- Depth In.: 1

### Description

This rustic home that features a rear exterior perfectly suited for a lake or river. With a single car front garage, the home offers an open floor plan with 3 bedrooms and a bonus room. The master suite has a walk-in closet that doubles as a safe room. Off of the dining room is a large screened porch with a fireplace and a very convenient half bath. And the screened porch has access to the back open deck for outdoor enjoyment of the view. Upstairs, the loft overlooks the family room while benefitting from the view out back as well. Bedrooms 2 and 3 flank the loft and each has 2 walk-in closets and a bonus room is off of bedroom 3.

### Additional details

- Total Living Space: 2145 Sq.Ft.
- Main Floor: 1418 Sq.Ft
- Upper Floor (Sq.Ft.): 727 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 158 Sq.Ft.
- Porch (Sq.Ft.): 423 Sq.Ft.
- Garage (Sq.Ft.): 393 Sq.Ft.
- Total Square Feet: 3119 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- 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.): 24
- Ridge Height (In.): 6
- 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**

- Customizable Exteriors House Plans Collection
- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Lake House Plans
- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch

- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Loft
- Main Floor Master
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Saferoom
- Screened Porch
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet