

## House Plan 1477 Overcup Landing, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1477-overcup-landing>
- Plan Number: NDG 1477
- Total Living Space: 1560 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 45
- Width In.: N/A
- Depth Ft.: 53
- Depth In.: 8

### Description

This rustic home features shake siding and an open floor plan and offers a wonderful covered Grilling Porch on the side as well as a large screened porch in the rear. The kitchen features an eat-at island bar and is open to the dining area and the Great Room. The Great Room has access to both porches and features a fireplace. Bedrooms 1 and 2 are down the hall from one another with a bathroom between them. Upstairs is a loft overlooking the Great Room as well as another bedroom and a full bathroom.

### Additional details

- Total Living Space: 1560 Sq.Ft.
- Main Floor: 1172 Sq.Ft
- Upper Floor (Sq.Ft.): 388 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 640 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 2200 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 9:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24
- Ridge Height (In.): N/A
- 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**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Coastal Waterfront Lake House Plans
- Craftsman Bungalow House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Rear Porch
- Formal Dining Room

- Great Room
- Grilling Porch
- Kitchen Island
- Loft
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet