

## House Plan 1298 Summer Place, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1298-summer-place>
- Plan Number: NDG 1298
- Total Living Space: 2575 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 76
- Width In.: N/A
- Depth Ft.: 54
- Depth In.: 6

### Description

This Riverbend plan is a great getaway home with a huge open great room that has a large stone corner fireplace. The kitchen has a wrap around, raised bar peninsula and a walk-in pantry. Through the double doors of the great room, you'll find a large screened porch, perfect for summer or autumn evenings with a fireplace and grill and prep area. The master suite is accessible to the screened porch and features a large corner whirlpool beneath a window, a large corner glass shower and a huge walk-in closet that has a window for natural light. Downstairs is another perfectly livable floor with bedrooms 2 and 3 and their own huge walk-in closets. There's a full kitchen, dining room, another laundry room, and a full bathroom.

### Additional details

- Total Living Space: 2575 Sq.Ft.
- Main Floor: 1639 Sq.Ft

- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): 936 Sq.Ft.
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 948 Sq.Ft.
- Garage (Sq.Ft.): 1325 Sq.Ft.
- Total Square Feet: 4848 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 5:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 32
- Ridge Height (In.): 10
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Optional Crawl
- Optional Slab
- Daylight/Walkout Basement

## **Plan Collections**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Low Country House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Oversized Garage
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry