

## House Plan 1219B Martin's Landing II, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1219b-martins-landing-ii>
- Plan Number: NDG 1219B
- Total Living Space: 2089 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 59
- Width In.: N/A
- Depth Ft.: 65
- Depth In.: 10

### Description

## NDG 1219B

A stunning addition to our Heritage House Collection, Martin's Landing II is loaded with character inside and out, from the brick and vinyl siding with stone accents to arch-style windows. Inside, the Foyer flows effortlessly into the Dining and Great Rooms through tall columns and 10-foot ceilings. The Kitchen opens to the Breakfast Room and Great Room by a peninsula bar, perfect for entertaining and quick meals. The bay-windowed Breakfast Room provides a sunny alternative to the formal Dining Room and affords a lively view of the back yard and spacious Grilling Porch. From here, you can retire into relaxation in the Master Suite, where a spacious bedroom lies below a stunning boxed ceiling. Unwind from a stressful day by sitting before the corner fireplace with your partner, or by taking a soak in the Master Bath's whirlpool tub. For morning rushes, a dual

sink vanity is there to prevent you and your partner from bumping elbows, and a makeup station gives you plenty of extra space to get ready for the day. A separate shower is also featured, as well as a large walk-in closet.

On the opposite side of Martin's Landing II are the rest of the bedrooms for a peaceful split bedroom design. Bedrooms 2 and 3 are located toward the rear of the home and each enjoy modest walk-in closets. Bedroom 4 is the largest of the bedrooms, featuring a vaulted ceiling, and two spacious closets make this room perfect for an older child. These bedrooms share a hall bathroom located between Bedrooms 3 and 4, with a dual sink vanity and private toilet/shower room. There's also a Bonus Room over the 2-car garage providing many different options. How would you customize this amazing house plan?

## **Customizing This House Plan**

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs. Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans? Check out our [Modifications FAQ](#) page.

### **Additional details**

- Total Living Space: 2089 Sq.Ft.
- Main Floor: 2089 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 301 Sq.Ft.
- Porch (Sq.Ft.): 316 Sq.Ft.
- Garage (Sq.Ft.): 462 Sq.Ft.
- Total Square Feet: 3168 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes

- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- 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**

- Customizable Exteriors House Plans Collection
- Heritage House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- European House Plans
- Traditional House Plans
- Vacation House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Fireplace in Master
- Formal Dining Room
- Great Room

- Grilling Porch
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet