

## House Plan 418 Canoe Point, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-418-canoe-point>
- Plan Number: NDG 418
- Total Living Space: 1472 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 44
- Width In.: 2
- Depth Ft.: 39
- Depth In.: N/A

### Description

They sat down on the front porch and watched as the canoes floated by. People always enjoyed canoeing at this point of River Bend because of its thrilling rapids. Watching the canoes was a family event because of the variety of expressions on the canoeist faces and the screams of excitement as they battled the rapids. Mom would make scorecards for everyone to hold up to rate the thrill seekers on their skills. Canoe Point was a memorable place that was familiar to all.

### Additional details

- Total Living Space: 1472 Sq.Ft.
- Main Floor: 1140 Sq.Ft
- Upper Floor (Sq.Ft.): 332 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 199 Sq.Ft.
- Porch (Sq.Ft.): 519 Sq.Ft.

- Garage (Sq.Ft.): N/A
- Total Square Feet: 1991 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 8
- 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**

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

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch

- Loft
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch