

## House Plan 1385 Summer Place II, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1385-summer-place-ii>
- Plan Number: NDG 1385
- Total Living Space: 2903 Sq.Ft.
- Bedrooms: 5
- Full Baths: 3
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 74
- Width In.: 2
- Depth Ft.: 68
- Depth In.: 7

### Description

There is plenty of room for the whole family in this rustic country style home. The covered wrap around porch features stone and timber columns and an outdoor grill on the rear. The rear of this porch is also screened making it perfect for those summer nights. Access to the rear lower deck is also available from the wrap around porch. Inside you will find an open floor plan. This provides great sight lines from the kitchen, dining area, and great room. The secluded master suite features lots of closet space and access to the screened rear porch. Bedrooms 2 and 3 and another full bath are also located on the main level. Upstairs the bridge between bedrooms 4 and 5 overlooks the main floor living space below. Another full bath is also located on this level of the home.

### Additional details

- Total Living Space: 2903 Sq.Ft.
- Main Floor: 1848 Sq.Ft

- Upper Floor (Sq.Ft.): 1055 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 2181 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 5084 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: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 5:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- 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
- Waterfront House Plans Collection

## **Plan Styles**

- Coastal Waterfront Lake House Plans
- Country Home House Plans
- Low Country House Plans
- Rustic House Plans
- Barndominium / Shop House Plans

## Features

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Game Room
- Great Room
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch