

## House Plan 5040 Austin Place, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-5040-austin-place>
- Plan Number: MEN 5040
- Total Living Space: 1660 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 52
- Width In.: 6
- Depth Ft.: 57
- Depth In.: 10

### Description

## MEN 5040

From award-winning designer Michael E. Nelson comes a stunning addition to our Traditional House Collection. Austin Place showcases a classic brick exterior paired with a French traditional roofline for a charming curb appeal. Step inside this beautiful home, and the Foyer leads you to the massive Great Room with a cozy fireplace. While a stunning vaulted ceiling makes this space its own, the open floor plan joins the space into the Kitchen and Dining area, perfect for family get-togethers. The Kitchen features a large eat-at center island, as well as plenty of counter and storage space, with a modest walk-in pantry and separate closet. On nice days, move the entertaining space to the spacious Screened Porch, which has plenty of room for whatever your heart desires.

Accessible from this space is also the Master Suite, tucked away by itself on the left of Austin Place. A 10-foot boxed ceiling adds luxury to the master bedroom, and the Master Bath has all the amenities, including a corner whirlpool tub and separate glass shower, a dual sink vanity with a makeup station, and a huge walk-in closet with designated space for your favorite shoes! Located on the opposite side of the home, both Bedrooms 2 and 3 have large closets perfect for all the kids' toys or all the teenagers' clothes. A full hall bath is shared between the two, and the upstairs Bonus Room makes for a perfect place for the kids to hang out while the adults visit downstairs. 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: 1660 Sq.Ft.
- Main Floor: 1660 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 281 Sq.Ft.
- Porch (Sq.Ft.): 417 Sq.Ft.
- Garage (Sq.Ft.): 478 Sq.Ft.
- Total Square Feet: 2836 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24
- Ridge Height (In.): 2
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Customizable Exteriors House Plans Collection
- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Traditional House Plans

## **Features**

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