

## House Plan 819 Mulberry Lane, Olde Town House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-819-mulberry-lane>
- Plan Number: NDG 819
- Total Living Space: 3002 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 50
- Width In.: N/A
- Depth Ft.: 50
- Depth In.: N/A

### Description

Great street appeal created by the use of traditional dormers and double columns on the quaint covered-porch which leads directly into a spacious living room with centered fireplace. A large dining room can easily open into the kitchen with some minor adjustments and give the ultimate open floor plan for wonderful entertainment. The main floor has two bedrooms; a great master bathroom layout with double vanity, shower and whirlpool or soaking tub; and the upper level has two bedrooms, large computer center and a home theater, bonus room or game room. Many options are available for this spacious upper floor.

### Additional details

- Total Living Space: 3002 Sq.Ft.
- Main Floor: 1733 Sq.Ft.
- Upper Floor (Sq.Ft.): 1269 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 316 Sq.Ft.
- Garage (Sq.Ft.): 400 Sq.Ft.
- Total Square Feet: 3718 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 4
- 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**

- Olde Towne House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Farmhouse House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch

- Formal Dining Room
- Great Room
- Home Office/Study
- Home Theater
- Main Floor Master
- Media Room
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Split Bedroom Design
- Walk-in Closet