

## House Plan 823 Mulberry Lane, Olde Town House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-823-mulberry-lane>
- Plan Number: NDG 823
- Total Living Space: 2533 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- 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

Take a few steps onto the covered front porch of this lovely Nelson Design Group home and you'll truly feel at home. An open foyer will welcome your guests into the Great Room, complete with fireplace. Comfort and relaxation are a must in the spacious Master Suite and Bath, where the whirlpool tub will call your name after a long day. A breakfast room adjoins the ergonomically planned kitchen—designed with the chef in mind. Two bedrooms and a large bathroom on the upper level of this home provide plenty of space should company drop in for the night.

### Additional details

- Total Living Space: 2533 Sq.Ft.
- Main Floor: 1768 Sq.Ft.
- Upper Floor (Sq.Ft.): 765 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 242 Sq.Ft.
- Garage (Sq.Ft.): 398 Sq.Ft.
- Total Square Feet: 3173 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: 9:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- 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**

- Olde Towne House Plans Collection

## **Plan Styles**

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

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Mudroom
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Split Bedroom Design
- Walk-in Closet