

## House Plan 659 Brookshire, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-659-brookshire>
- Plan Number: NDG 659
- Total Living Space: 1398 Sq.Ft.
- Bedrooms: 2
- Full Baths: 2
- Half Baths: N/A
- Garage: 1 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 81
- Width In.: 4
- Depth Ft.: 55
- Depth In.: 10

### Description

This duplex design from Nelson Design Group may be just the plan you're looking for. At the front of each home is a covered porch with columns to provide the perfect shady spot. Once inside, the corner fireplace in the great room is sure to grab your attention. The kitchen offers the utmost in convenience with its additional high bar seating connecting the kitchen with the dining room. Grab a book and relax in the sunroom just off the great room. A generous master suite and an additional bedroom with full bath nearby complete each of the homes in this clever duplex design.

Floor Plan Specifications:

Heat/Cooled Unit 1: 1398 SQ. FT

Garage Storage: 286 SQ. FT

Porches: 185 SQ. FT

Total: 1869 SQ. FT

Heat/Cooled Unit 2: 1398 SQ. FT

Garage Storage: 262 SQ. FT

Porches: 185 SQ. FT

Total: 1845 SQ. FT

Heat/Cooled Total: 2796 SQ. FT

Total: 3714 SQ. FT

**Additional details**

- Total Living Space:1398 Sq.Ft.
- Main Floor: 1398 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 185 Sq.Ft.
- Garage (Sq.Ft.): 286 Sq.Ft.
- Total Square Feet: 1869 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- 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.): 27
- 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

## **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

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

## Features

- Covered Front Porch
- Formal Dining Room
- Great Room
- Main Floor Master
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Sunroom
- Walk-in Closet
- Walk-in-Pantry