

## House Plan 5367 River Retreat, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5367-River-Retreat-Riverbend-House-Plan>
- Plan Number: MEN 5367
- Total Living Space: 1250 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 27
- Width In.: 8
- Depth Ft.: 38
- Depth In.: 4

### Description

## MEN 5367

From award-winning designer Michael E. Nelson comes the newest addition to our Riverbend House Collection. River Retreat is a cozy home plan perfect for small families, or even that vacation home you've been dreaming of. A white exterior paired with stone pillars create a welcoming front porch and tons of curb appeal. Inside you will find an open area shared by a cozy den, a dining space, and a kitchen with an eat-at island. A mudroom maximizes space with a stacked washer and dryer. The master suite is located to the right of River Retreat, where you will enjoy a full bathroom adjoined to a spacious closet. Upstairs you will find bedrooms 2 and 3, which share a bathroom across the hall. 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@nelsondesignngroup.com](mailto:info@nelsondesignngroup.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: 1250 Sq.Ft.
- Main Floor: 769 Sq.Ft
- Upper Floor (Sq.Ft.): 481 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 128 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1378 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 9:12
- Porch Roof Pitch: 5:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- 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**

- Affordable House Plans Collection
- Michael E. Nelson House Plans Collection
- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Low Country House Plans
- Rustic House Plans

## **Features**

- Covered Front Porch
- Economic Structure
- Main Floor Master
- Mudroom
- Narrow Lot House Plans
- No Formal Dining
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design