

## House Plan 421 River View, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-421-river-view>
- Plan Number: NDG 421
- Total Living Space: 1178 Sq.Ft.
- Bedrooms: 2
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 30
- Width In.: 4
- Depth Ft.: 44
- Depth In.: 6

### Description

Mom and Dad waved from the front porch as the children splashed in the water. It was always so wonderful coming up to their vacation spot on the River Bend. The mornings were composed of gathering flowers that sprang up along the banks of the river and important trout fishing lessons from Dad. Afternoons consisted of picnics on the river bank and long walks in the woods. Evenings were spent beside the fireplace where each family member shared stories of the day's adventures. This was the view of life that they enjoyed the one that took place at River View.

### Additional details

- Total Living Space: 1178 Sq.Ft.
- Main Floor: 859 Sq.Ft
- Upper Floor (Sq.Ft.): 319 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 256 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1434 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Low Country House Plans
- Rustic House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room

- Grilling Porch
- Loft
- Narrow Lot House Plans
- No Formal Dining
- Nook/Breakfast Area
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet