

## Modern Farmhouse Plan 5486 Southern Charm

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/5486-southern-charm-modern-farmhouse->
- Plan Number: MEN 5486
- Total Living Space: 1653 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 62
- Width In.: 10
- Depth Ft.: 59.00
- Depth In.: 2

### Description

## Southern Charm Farmhouse (Plan #5486) — Timeless & Versatile House Plan

Unlock the perfect blend of Southern elegance and modern functionality with the Southern Charm Farmhouse, Plan #5486 by Nelson Design Group. At just 1,632 sq. ft. of living space, this thoughtfully designed two-story home delivers both charm and practicality—complete with 3 bedrooms, 2 full baths, and an attached 3-bay front-load garage, ideal for growing families or those seeking elegant simplicity.

### Standout Features:

- Compact Graceful Living

Designed for efficiency and comfort, the plan maximizes every square foot—delivering a generous layout within a modest footprint (1,632 sq. ft. main floor).

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#### Inviting Porches & Outdoor Living

Enjoy meaningful outdoor spaces with both a covered front porch and grilling porch—adding 379 sq. ft. of veranda-style living.

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#### Adaptable Layout & Elevated Ceilings

Vaulted ceiling heights (main: 8?ft.) and a thoughtfully arranged open floor plan featuring a formal dining room, great room, home office, kitchen island, breakfast nook, and split-bedroom design offer both elegance and utility.

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#### Built for Comfort & Durability

Standard materials include 2x4 wall construction, shingle roof, stick framing, and robust design elements like an 8:12 roof pitch and 21 ft. 6 in. ridge height. The home is also energy-conscious with R?13 exterior wall insulation, R?19 floor, and R?30 ceiling insulation.

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#### Expandable & Custom-Ready

With generous lower floor space (1,628?sq.?ft.), a 728?sq.?ft. garage, and customizable options for foundation (basement, crawlspace, slab), wall thickness, scaling, or reversing the plan, this design can easily evolve with your lifestyle.

## Why This Plan Captivates “House Plans” Shoppers

When people search “house plans,” they’re often looking for a design that balances aesthetic charm with everyday livability—and the Southern?Charm Farmhouse does just that. Its spacious outdoor features, open living areas, and classic farmhouse style paired with modern conveniences like home office space and energy-efficient construction, make it a top choice for those envisioning their dream home without excess square footage.

### Additional details

- Total Living Space: 1653 Sq.Ft.
- Main Floor: 1653 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 1664 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 652 Sq.Ft.
- Garage (Sq.Ft.): 800 Sq.Ft.
- Total Square Feet: 4769 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: 8
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 21
- Ridge Height (In.): 6
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Optional Crawl
- Optional Slab
- Optional Basement
- Daylight/Walkout Basement

## **Plan Collections**

- Michael E. Nelson House Plans Collection
- Modern Farmhouse Plans

## **Plan Styles**

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

## Features

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Split Bedroom Design
- Two Story
- Walk-in Closet
- Walk-in-Pantry