

## [House Plan 5170 Broken Arrow Farms](#)

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Plan Name Broken Arrow Farms

Prefix MEN

Plan Number: 5170

Price: \$1175

Description

This charming farmhouse home plan is perfect for a growing family and promotes a family lifestyle with its many great features.

The large wrap around porch welcomes you into this home where you are met with the foyer that leads to the great room, master suite and upper floor. This great room is perfect for a family movie night spent together enjoy a roaring fire in the fireplace. Even while making popcorn in the kitchen you will not be left out as the rooms flow together over the half wall and counter. A large island is prominently place in the center of the kitchen perfect for a quick breakfast before school or for finishing up homework while mom or dad are making dinner. The formal dining room displays a beautiful coffered ceiling and french doors leading out to the grilling porch. All these corporate living spaces are designed to bring the family together while in the same space or in separate rooms.

Bedrooms 2 and 3 are located in the back, left side of the home where they can enjoy some privacy from the main living areas. Bedroom 2 has access to the hall bath and bedroom 3 has its own private bath.

Upstairs you will find bedroom 4 and a private bath and a sitting room. You will also notice a proposed game room that can be finished out if additional space is desired.

Other great features of this home include:

- An attached 3 car garage with storage
- A spacious laundry room with a dog shower
- A huge walk-in pantry
- A home office that can double as a breakfast room

Similar House Plans:

[MEN 5020 Charleston Bay](#)

[MEN 5094 Savannah Place](#)

[NDG 1379 Oak Forest](#)

Bedrooms 4

Full Baths 4

Garage 989 Sq.Ft.

Garage Type Side Load

Stories 1.5

Insulation Exterior R13

Insulation Ceiling Minimum R30

Insulation Floor Minimum R19

Designed Roof Load 45lbs

Roof Pitch Main 8:12

Roof Pitch Front Gable

Roof Pitch Porch 4:12

Roof Framing Description Stick

Roof Type Shingle

Roof Framing 2x6

Wall Construction 2x6

Ridge Height 30Ft.

Upper Ceiling 8

Ceiling Main 9

Vaulted Ceiling No

Foundation Options Foundation Crawl, Foundation Slab, Optional Basement, Optional Daylight/Walkout Basement

Dwelling Type: Single Family Residential Plans

Plan Features: Balcony, Bonus/Game and Media Room, Covered Front Porch, Covered Rear Porch, Formal Dining Room, Great Room, Grilling Porch, Home Office/Study, Kitchen Island, Main Floor Master, Mudroom, Nook/Breakfast Area, Open Floor Plan House Plans, Outdoor Kitchen, Peninsula/Eating Bar, Sitting Area, Split Bedroom Design, Walk-in Closet, Walk-in-Pantry, Wrap-Around Porch

Plan Collections: Farm House Collection, Michael E. Nelson Collection

New House Plans: Yes

Plan Styles: Country Home Style, Farm House Style, Luxury Home Styles, Southern Traditional Styles, Traditional Style

Materials List: No

Customizing: Yes

Main Floor: 2,646 Sq.Ft.

Upper Floor: 828 Sq.Ft

Total Living Space: 3474 Sq.Ft.

Bonus Room: 313 Sq.Ft.

Garage: Yes, 3 Bay

Porch : 1265 Sq.Ft.

Total Square Feet: 6041

Width Ft.: 79

Width In.: 2

Depth Ft.: 85

Depth In.: 8