

## House Plan 1097 Divide, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1097-divide>
- Plan Number: NDG 1097
- 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.: 82
- Width In.: 4
- Depth Ft.: 53
- Depth In.: 10

### Description

This craftsman style Nelson Design Group duplex has a cozy front porch and offers numerous options-perfect for a vacation retreat. One of the living quarters has a master suite, a second bedroom and sun room while the other home has a large great room and formal dining room in place of the second bedroom. These open floor plans have blended kitchen and breakfast areas with handy breakfast bars and plenty of kitchen storage. The laundry area is conveniently located in the hall and near an additional bathroom. Both master suites are privately placed at the rear of the home and have large walk-in closets and private bathrooms.

Heated and Cool Unit 1: 1398 SqFt | 2 Bed | 2 Bath

Heated and Cooled Unit 2: 1180 SqFt | 1 Bed | 1.5 Bath

### 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.): 262 Sq.Ft.
- Total Square Feet: 1845 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: 12:12
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- American Woodlands House Plans Collection
- Multi-Family House Plans

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- Mountain House Plans

- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Formal Dining Room
- Great Room
- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Sunroom
- Walk-in Closet