

# House Plan 1438 Manchester Court, Multi-Family House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1438-manchester-court>
- Plan Number: NDG 1438
- Total Living Space: 1602 Sq.Ft.
- Bedrooms: 2
- Full Baths: 2
- Half Baths: 1
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 44
- Width In.: 4
- Depth Ft.: 51
- Depth In.: 2

## Description

Your next tenants will love their home in this European style duplex. The open first floor, with the Great Room, Dining Room and Kitchen, flows together lending plenty of space. Two spacious bedrooms, each with their own walk-in closets and full baths are located upstairs.

## Additional details

- Total Living Space: 1602 Sq.Ft.
- Main Floor: 840 Sq.Ft
- Upper Floor (Sq.Ft.): 762 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 162 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1764 Sq.Ft.
- Customizable: Yes

- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 16:12
- Porch Roof Pitch: 16:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 38
- Ridge Height (In.): 6
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

- European House Plans
- French Traditional House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet

- Walk-in-Pantry