

## House Plan 409 Auburn Place, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-409-auburn-place>
- Plan Number: NDG 409
- Total Living Space: 1607 Sq.Ft.
- Bedrooms: 3
- 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.: N/A
- Depth Ft.: 60
- Depth In.: 4

### Description

This duplex has a conservative exterior, but features an elegant interior layout. An open Great Room with a cozy fireplace is enhanced by a ten foot boxed ceiling and adjoins a formal dining room lined with columns. Two spacious bedrooms and a full bath are located at the front of this plan leaving convenience and privacy for the Master Suite at the rear of the home. The kitchen includes a large Island counter with bar seating and enjoys a bay window view through the breakfast nook. A single car garage is centered between the units for sound proofing and added privacy.

Entire duplex Main Level H/C SQ.FT is 3,214

Porch total SQ.FT is 34

Garage total SQ.FT is 542 Total SQ.FT is 3,790

## **Additional details**

- Total Living Space: 1607 Sq.Ft.
- Main Floor: 1607 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.): 17 Sq.Ft.
- Garage (Sq.Ft.): 271 Sq.Ft.
- Total Square Feet: 1895 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 21
- Ridge Height (In.): 10
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

- 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
- Sitting Area
- Walk-in Closet