

## House Plan 431 Auburn Place, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-431-auburn-place>
- Plan Number: NDG 431
- Total Living Space: 1444 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 88
- Width In.: N/A
- Depth Ft.: 71
- Depth In.: 2

### Description

We have created a duplex with a quaint covered porch delightfully leading into a family oriented floor plan. The Great room has a ten foot boxed ceiling and gas fireplace open to a large office /optional bedroom, with columns. A roomy kitchen and breakfast room combination has access to the rear-grilling porch, convenient for the family chef. Luxury can be found in the Master Suite bedroom enhanced by a ten foot boxed ceiling and private porch access. The master bath includes a corner whirlpool tub, separate shower, double vanities and huge walk-in closet. The double car garage has a large storage room as well as access to the back yard.

### Floor Plan Specifications:

Heat/Cooled Unit 1: 1444 SQ. FT

Heat/Cooled Unit 2: 1444 SQ. FT

Heat/Cooled Total: 2888 SQ. FT

Garage & Storage Unit 1: 435 SQ. FT

Garage & Storage Unit 2: 435 SQ. FT

Garage & Storage Total: 870 SQ. FT

Porch Unit 1: 201 SQ. FT

Porch Unit 2: 201 SQ. FT

Porch Total: 402 SQ. FT

Total: 4160 SQ. FT

### Additional details

- Total Living Space:1444 Sq.Ft.
- Main Floor: 1442 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.): 201 Sq.Ft.
- Garage (Sq.Ft.): 435 Sq.Ft.
- Total Square Feet: 2080 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.): 22
- 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**

- Country Home House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Grilling Porch
- Home Office/Study
- Main Floor Master
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet