

## House Plan 439 Hidden Hill Cove, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-439-hidden-hill-cove>
- Plan Number: NDG 439
- Total Living Space: 1697 Sq.Ft.
- Bedrooms: 3
- Full Baths: 1
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 105
- Width In.: 8
- Depth Ft.: 37
- Depth In.: 10

### Description

Family will thoroughly enjoy this duplex plan. The great room has a cozy fireplace and opens to the formal dining room and kitchen. A bay window sitting area has a wonderful view and access to the back yard. For privacy and convenience, the master suite is located on the main floor and has a large bathroom with whirlpool tub, separate shower, and large walk-in closet. Upstairs you'll find two additional bedrooms each with a large walk-in closet, private vanity and sharing a bathroom. A spacious bonus room has a dormer window seat and sloped ceiling.

#### Floor Plan Specifications:

Heat/Cooled Unit 1 & 2 Main Floor: 1048 SQ. FT

Heat/Cooled Unit 1 & 2 Upper Floor: 649 SQ. FT

Heat/Cooled Total: 3349 SQ. FT

Garage, Storage, & Porch Unit 1 & 2: 521 SQ. FT

Total: 4436 SQ. FT

Bonus Room 1 & 2: 295 SQ. FT

Total Bonus Room 1 & 2: 590 SQ. FT

### **Additional details**

- Total Living Space: 1697 Sq.Ft.
- Main Floor: 1048 Sq.Ft
- Upper Floor (Sq.Ft.): 649 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 295 Sq.Ft.
- Porch (Sq.Ft.): 208 Sq.Ft.
- Garage (Sq.Ft.): 834 Sq.Ft.
- Total Square Feet: 2739 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- 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.): 25
- 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

### **Plan Collections**

- Multi-Family House Plans

## **Plan Styles**

- Traditional House Plans

## **Features**

- Arched Entry
- Bonus Room Over Garage
- Covered Front Porch
- Formal Dining Room
- Great Room
- Jack & Jill Bathroom
- Main Floor Master
- Open Floor Plan House Plans
- Sitting Area
- Split Bedroom Design
- Walk-in Closet