

## House Plan 452 Brookshire, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-452-brookshire>
- Plan Number: NDG 452
- Total Living Space: 1387 Sq.Ft.
- Bedrooms: 2
- 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.: 86
- Width In.: N/A
- Depth Ft.: 67
- Depth In.: 6

### Description

As you enter this lovely duplex you'll find yourself engulfed by the grandeur. The great room stands ready for your guests beside the fireplace or transcends upon the rear-covered porch on those summer evenings. The kitchen presents an island snack bar for informal gatherings. As evening draws nigh, retreat into the master bath boasting a whirlpool tub, walk-in closet and corner shower. A secondary bedroom completes the design with optional vaulted ceiling and full bath access.

#### Floor Plan Specifications:

Heat/Cooled Unit #1: 1387 SQ.FT

Garage, Storage Unit #1: 549 SQ. FT

Porches Unit #1: 162 SQ. FT

Total Unit #1: 2098 SQ. FT

Heat/Cooled Unit #2: 1387 SQ.FT

Garage, Storage Unit #2: 549 SQ. FT

Porches Unit #2: 162 SQ. FT

Total Unit #2: 2098 SQ. FT

Total of both units: 4196 SQ. FT

#### **Additional details**

- Total Living Space:1387 Sq.Ft.
- Main Floor: 1387 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.): 162 Sq.Ft.
- Garage (Sq.Ft.): 549 Sq.Ft.
- Total Square Feet: 2098 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- 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.): 22
- Ridge Height (In.): 6
- 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**

- French Country House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Golf Cart Storage
- Great Room
- Main Floor Master
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet