

## House Plan 458 Carriage Hill, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-458-carriage-hill>
- Plan Number: NDG 458
- Total Living Space: 1520 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.: 81
- Width In.: N/A
- Depth Ft.: 63
- Depth In.: 2

### Description

This duplex is adorned with rock, siding and shutters giving a cozy European flair to an elegant interior. Beginning in the foyer enhanced with a ten-foot ceiling, the front bedroom includes built in bookshelves making a wonderful study or home office. The Great room and Breakfast/Hearth rooms share an island fireplace and access a grilling porch right outside perfect for family gatherings! The spacious Master Suite Bedroom is detailed with a ten foot boxed ceiling and adjoins the master bathroom featuring a corner whirlpool tub, separate shower, private toilet room and large walk in closet. A double car garage is spacious enough for additional storage.

### Additional details

- Total Living Space: 1520 Sq.Ft.
- Main Floor: 1520 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.): 324 Sq.Ft.
- Garage (Sq.Ft.): 938 Sq.Ft.
- Total Square Feet: 2782 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.): 25
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Customizable Exteriors House Plans Collection
- Multi-Family House Plans

## **Plan Styles**

- French Country House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch

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