

# House Plan 5170 Broken Arrow Farms, Farmhouse House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-5170-broken-arrow-farms>
- Plan Number: MEN 5170
- Total Living Space: 3474 Sq.Ft.
- Bedrooms: 4
- Full Baths: 4
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 79
- Width In.: 2
- Depth Ft.: 85
- Depth In.: 8

## Description

This charming farmhouse home plan is perfect for a growing family and promotes a family lifestyle with its many great features.

The large wrap around porch welcomes you into this home where you are met with the foyer that leads to the great room, master suite and upper floor. This great room is perfect for a family movie night spent together enjoy a roaring fire in the fireplace. Even while making popcorn in the kitchen you will not be left out as the rooms flow together over the half wall and counter. A large island is prominently placed in the center of the kitchen perfect for a quick breakfast before school or for finishing up homework while mom or dad are making dinner. The formal dining room displays a beautiful coffered ceiling and french doors leading out to the grilling porch. All these corporate living spaces are designed to bring the family together while in the same space or in separate

rooms.

Bedrooms 2 and 3 are located in the back, left side of the home where they can enjoy some privacy from the main living areas. Bedroom 2 has access to the hall bath and bedroom 3 has its own private bath.

Upstairs you will find bedroom 4 and a private bath and a sitting room. You will also notice a proposed game room that can be finished out if additional space is desired.

Other great features of this home include:

- An attached 3 car garage with storage
- A spacious laundry room with a dog shower
- A huge walk-in pantry
- A home office that can double as a breakfast room

Similar House Plans:

[MEN 5020 Charleston Bay](#)

[MEN 5094 Savannah Place](#)

[NDG 1379 Oak Forest](#)

### **Additional details**

- Total Living Space: 3474 Sq.Ft.
- Main Floor: 2646 Sq.Ft.
- Upper Floor (Sq.Ft.): 828 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 313 Sq.Ft.
- Porch (Sq.Ft.): 1265 Sq.Ft.
- Garage (Sq.Ft.): 989 Sq.Ft.
- Total Square Feet: 6041 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 4:12

- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 30
- Ridge Height (In.): 9
- 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**

- Modern Farmhouse Plans
- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Farmhouse House Plans
- Luxury House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Balcony
- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans

- Outdoor Kitchen
- Peninsula/Eating Bar
- Sitting Area
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch