

## House Plan 1293 Melanie Place, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1293-melanie-place>
- Plan Number: NDG 1293
- Total Living Space: 2625 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 3 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 56
- Width In.: 8
- Depth Ft.: 68
- Depth In.: 8

### Description

Step onto the covered porch and be welcomed inside a lovely split-bedroom home. This home has a great room with a fireplace and access to a screened porch. The kitchen features a large 45 degree angled island bar and is open to the breakfast area and hearth room- complete with a corner fireplace and a computer center. The master suite features private access to the screened porch and has a 10' boxed ceiling while the master bathroom offers a whirlpool tub, glass shower, and a large walk-in closet. 3 more bedrooms are upstairs, each having walk-in closets. And a huge bonus room is over the garage, perfect for a game room.

### Additional details

- Total Living Space: 2625 Sq.Ft.
- Main Floor: 1770 Sq.Ft
- Upper Floor (Sq.Ft.): 855 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 385 Sq.Ft.
- Porch (Sq.Ft.): 347 Sq.Ft.
- Garage (Sq.Ft.): 759 Sq.Ft.
- Total Square Feet: 4116 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 32
- 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**

- Heritage House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch

- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Kitchen Island
- Loft
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet