

## House Plan 948B Ambrose Boulevard, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-948b-ambrose-boulevard>
- Plan Number: NDG 948B
- Total Living Space: 2952 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 67
- Width In.: 8
- Depth Ft.: 60
- Depth In.: N/A

### Description

This Nelson Design Group home has instant street appeal. Preparing meals is easy in the well-planned kitchen, located just steps away from the kid's nook. A breakfast room adjoins the kitchen for quicker meals while the nearby dining room is available for more formal occasions. Entertaining is a snap in the generous great room. At the end of the day, relax in your master suite. After a soothing soak in the whirlpool bath, warm yourself by the fireplace in the master bedroom. The upper level houses twin theater balconies, a convenient computer center, and two additional bedrooms, perfect for company.

### Additional details

- Total Living Space: 2952 Sq.Ft.
- Main Floor: 2266 Sq.Ft.
- Upper Floor (Sq.Ft.): 686 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 318 Sq.Ft.
- Porch (Sq.Ft.): 576 Sq.Ft.
- Garage (Sq.Ft.): 560 Sq.Ft.
- Total Square Feet: 4406 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.): 29
- 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**

- Heritage House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans

## **Features**

- Balcony
- Bonus Room Over Garage
- Covered Front Porch

- Covered Rear Porch
- Fireplace in Master
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Home Theater
- In-Law Suite Private Guest
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet