

## House Plan 1423 Valencia, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1423-valencia>
- Plan Number: NDG 1423
- Total Living Space: 3390 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 81
- Width In.: 4
- Depth Ft.: 77
- Depth In.: 2

### Description

## NDG 1423

A stunning addition to our European House Collection, Valencia features an arched gable over the arched covered entry to make you and your guests feel right at home. The 12-foot ceilinged Foyer leads way to the formal Dining Room to the left and a Gallery hallway straight ahead. Entertaining in the Great Room is made easy with a cozy fireplace flanked by optional built-ins, and decorative timber beams along the ceiling are sure to leave your guests in awe. The open floor plan allows this space to flow seamlessly into the Kitchen, where friends and family can enjoy snacks and chats with the cook at the curved eat-at island bar. While the night's still young, take the conversation out to the rear Grilling Porch, viewable through windows spanning the Great Room and Breakfast Room.

On the left of the Valencia floor plan, you will find a half bath and entry to the 3-car garage sharing a hallway with the luxurious Master Suite. The spacious master bedroom enjoys natural light from a front-facing window, while the Master Bath gives you plenty of opportunities to relax, featuring a whirlpool tub, a large glass shower with a bench, and a double sink L-shaped vanity. You will just love your huge walk-in closet with access to the equally spacious Laundry Room! Laundry day has never been so easy, with counterspace for folding, a hanging rod, a sink, and a fold-down ironing board! The kids will love their privacy on the opposite side of Valencia, as both Bedrooms 2 and 3 enjoy their own private baths and walk-in closets. The full bath adjoining Bedroom 3 also doubles as a hall bath, with public access for those staying in the Guest Room. The upstairs Bonus Area offers multiple possibilities, such as a Home Theater. With plenty of space for arrangement, it has a full bath, a large walk-in closet, and a potential sitting area complete with a window seat. There's even a charming, raised dormer that could be perfect for a computer space. How would you customize this amazing house plan?

## **Customizing This House Plan**

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs.

Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans?

Check out our [Modifications FAQ](#) page.

### **Additional details**

- Total Living Space: 3390 Sq.Ft.
- Main Floor: 3390 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 794 Sq.Ft.
- Porch (Sq.Ft.): 235 Sq.Ft.

- Garage (Sq.Ft.): 1080 Sq.Ft.
- Total Square Feet: 5499 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: 10:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 30
- Ridge Height (In.): 5
- 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**

- European House Plans Collection

## **Plan Styles**

- European House Plans
- French Country House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Bonus Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room

- Great Room
- Grilling Porch
- Home Theater
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry