

## House Plan 1634 Blue Ridge Overlook, Angler Mountain House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1634-blue-ridge-overlook>
- Plan Number: NDG 1634
- Total Living Space: 4736 Sq.Ft.
- Bedrooms: 5
- Full Baths: 5
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 88
- Width In.: 2
- Depth Ft.: 74
- Depth In.: 4

### Description

This walk-out basement plan has plenty of rustic appeal and a large open floor plan. The covered front porch and its vaulted ceiling and arched entry welcome you into the foyer. The Great Room offers a fireplace, vaulted ceilings, and is open to the kitchen, and has 2 sets of French doors opening to the Grilling Porch. The kitchen features an eat-at island and a huge adjacent walk-in pantry, and is open to the dining room, which also has access to the Grilling Porch. The Guest Bedroom is also around from the kitchen with a large walk-in closet and full bath. Also nearby are the laundry room, a Kid's Nook/Mud Room, and a convenient season closet. The Master Suite is located on the opposite side of the home and is truly incredible. The spacious bedroom features a bay window, access to the Grilling Porch, and an optional vaulted ceiling. The Master Bath is off of a hall with a linen closet and offers his/her vanities, a whirlpool tub beneath a window, a large corner glass shower, and a massive walk-in closet with a built in island of drawers in the center

and a bay window for natural lighting. Downstairs you'll find the large Game Room with French doors leading to the Covered Patio. Off of the Game Room is a wonderful Home Theater with a convenient mini kitchen. 3 more bedrooms are also on the lower floor, each one with a walk-in closet and a full bath. And a huge Safe Room on the lower level could be used in several ways.

### **Additional details**

- Total Living Space: 4736 Sq.Ft.
- Main Floor: 2391 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 2345 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 535 Sq.Ft.
- Garage (Sq.Ft.): 618 Sq.Ft.
- Total Square Feet: 5889 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: 9
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- Ridge Height (In.): 8
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

### **Foundation Options**

- Daylight/Walkout Basement
- Finished Basement

### **Plan Collections**

- Angler Mountain House Plans Collection
- Customizable Exteriors House Plans Collection

## **Plan Styles**

- Craftsman Bungalow House Plans
- Luxury House Plans
- Mountain House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Home Office/Study
- Home Theater
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Saferoom
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry