

## House Plan 1649 Cliffs II, Angler Mountain House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1649-cliffs-ii>
- Plan Number: NDG 1649
- Total Living Space: 3734 Sq.Ft.
- Bedrooms: 4
- Full Baths: 4
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 101
- Width In.: 12
- Depth Ft.: 79
- Depth In.: 3

### Description

The courtyard entry, three car garage, and rustic flair of this home give it wonderful curb appeal. This home offers lots of space and luxury. The main floor features an open concept layout for the great room, dining, and kitchen. The main floor also contains the master suite with large walk-in closet, a guest bedroom with a private bath, and a large laundry room. The lower level of this home offers a large media room and a second master suite that is almost identical to the one upstairs. Another bedroom, full bath, and a safe room are also found on the lower level. There is no shortage of outdoor living space with this plan either. The main floor offers access to a covered front porch and large rear deck. The walk-out basement level provides further outdoor living space with a large patio space.

### Additional details

- Total Living Space: 3734 Sq.Ft.
- Main Floor: 1886 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 1848 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 797 Sq.Ft.
- Garage (Sq.Ft.): 917 Sq.Ft.
- Total Square Feet: 5448 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: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- Ridge Height (In.): N/A
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Lower Level

## Foundation Options

- Daylight/Walkout Basement

## Plan Collections

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

## Plan Styles

- Country Home House Plans
- Craftsman House Plans
- Low Country House Plans
- Mountain House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Decks Patios Balconies
- Game Room
- Great Room
- Kitchen Island
- Main Floor Master
- Media Room
- Mudroom
- No Formal Dining
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Saferoom
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch