

House Plan 940 Spruce Street, Affordable House Plan

Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-940-spruce-street>
- Plan Number: NDG 940
- Total Living Space: 1756 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 49
- Width In.: 2
- Depth Ft.: 55
- Depth In.: 6

Description

House Plan 940 – Spruce Street: A Thoughtful 4 Bedroom Ranch with Grilling Porch

House Plan 940 – Spruce Street, part of Nelson Design Group's Affordable House Plans collection, delivers smart, family-focused design in a single-story layout. With 4 bedrooms, 2 full bathrooms, a front-load 2-car garage, and a charming rear grilling porch, this home blends comfort and livability in just under 1,800 sq. ft.

Key Features:

Clever Layout & Open Flow

Guests are welcomed through a foyer that leads into a spacious great room, perfect for

entertaining and everyday family life.

Chef?Mindful Kitchen & Dining

The kitchen is designed with efficiency in mind and opens to an adjacent dining area and rear grilling porch—ideal for casual meals and flexible hosting setups.

Private Master Suite

A serene master retreat includes a relaxing whirlpool tub, providing a peaceful end-of-day escape. A nearby fourth bedroom serves perfectly as a nursery, study, or guest room.

Split-Bedroom Design

Two additional bedrooms are positioned on the opposite side of the home, creating separation for privacy, ideal for families or hosting overnight guests.

Standout Features: Covered front and rear porch (grilling porch), open floor plan, formal dining, great room, peninsula/eating bar, walk-in closet, narrow-lot compatibility, and a split-bedroom configuration.

Ready for Practical, Family-Friendly Design?

House Plan?940 – Spruce Street delivers the right mix of smart layout, outdoor amenity, and modern functionality—all within an affordable, single-story home. If you're exploring house plans designed for comfort, efficiency, and everyday life, this one checks every box.

Additional details

- Total Living Space: 1756 Sq.Ft.
- Main Floor: 1756 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 145 Sq.Ft.
- Garage (Sq.Ft.): 414 Sq.Ft.
- Total Square Feet: 2315 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No

- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 20
- Ridge Height (In.): N/A
- 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

- Affordable House Plans Collection

Plan Styles

- Traditional House Plans

Features

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet