

## House Plan 986 Elm Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-986-elm-street>
- Plan Number: NDG 986
- Total Living Space: 1895 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 35
- Width In.: N/A
- Depth Ft.: 86
- Depth In.: N/A

### Description

Charming columns line the front porch of this lovely Nelson Design Group home. From the foyer, make your way into the great room with fireplace; perfect for fighting off the chill of winter. Two bedrooms, one with French door entry that would make an excellent study or den, can be found at the front of this home. A unique grilling porch and courtyard can be accessed from the great room and are sure to be a favorite gathering place for your family.

### Additional details

- Total Living Space: 1895 Sq.Ft.
- Main Floor: 1895 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.): 307 Sq.Ft.

- Garage (Sq.Ft.): 534 Sq.Ft.
- Total Square Feet: 2736 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- 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.): 19
- Ridge Height (In.): 6
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Affordable House Plans Collection

## **Plan Styles**

- Craftsman House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study

- Jack & Jill Bathroom
- Main Floor Master
- Mudroom
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry