



# House Plan 1347 Montague, European House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1347-montague>
- Plan Number: NDG 1347
- Total Living Space: 3869 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: 4 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 91
- Width In.: 4
- Depth Ft.: 65
- Depth In.: 2

## Description

Step into the foyer of this home, to the left is the dining room with columns flanking the entrance. Continue into the large great room to enjoy the cozy fireplace and beautiful open timber beam ceiling. This room flows in the kitchen that is complete with a spacious pantry, plenty of counter space and a curved eat-at-bar as well as an attached hearth room with a fireplace. Take the party outside to the covered porch to enjoy the outdoor kitchen and fireplace. On the right side of the home is the master suite with a large master bath and walk-in closet. You'll also find bedrooms 2 and 3 with a shared bath. On the opposite side of the home are both 2 car garages, the laundry room and a convenient kid's nook. Head upstairs to enjoy family time in the home theater or game room. Also located upstairs is the private guest room, an equipment storage closet, a large storage room and a storm room.

## Additional details

- Total Living Space: 3869 Sq.Ft.
- Main Floor: 2618 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 1251 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 339 Sq.Ft.
- Porch (Sq.Ft.): 387 Sq.Ft.
- Garage (Sq.Ft.): 1196 Sq.Ft.
- Total Square Feet: 5791 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- 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.): 31
- 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

- Daylight/Walkout Basement

## Plan Collections

- Customizable Exteriors House Plans Collection
- European House Plans Collection
- Stone Village Collection House Plans

## Plan Styles

- European House Plans
- Luxury House Plans
- Rustic House Plans
- Traditional House Plans

## Features

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Home Office/Study
- Home Theater
- In-Law Suite Private Guest
- Jack & Jill Bathroom
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Kitchen
- Outdoor Living Space
- Peninsula/Eating Bar
- Saferoom
- Split Bedroom Design
- Walk-in Closet