

## House Plan 1286 Southbend, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1286-southbend>
- Plan Number: NDG 1286
- Total Living Space: 4080 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: 2
- Garage: 3 Bay Yes
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 142
- Width In.: 8
- Depth Ft.: 110
- Depth In.: 6

### Description

## Stone Mountain (NDG 1292) — Rustic Elegance Meets Thoughtful Living

If you're exploring house plans that blend rustic charm with spacious, family-friendly design, Stone Mountain (NDG 1292) offers a perfect balance of style and functionality. This two-story home features approximately 3,430 square feet of heated and cooled space, with 4 bedrooms and 3.5 bathrooms, thoughtfully crafted to support both everyday living and entertaining with ease.

### Key Features

- Generous Living Space: Approximately 3,430 square feet provide plenty of room for comfortable living.
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Inviting Exterior: A distinctive combination of stone, brick, siding, and timber accents creates a warm, textured façade with a covered front porch that welcomes guests.

- Open Great Room: The heart of the home is a spacious great room centered around a cozy fireplace, ideal for family gatherings and relaxation.
- Well-Equipped Kitchen: Includes a walk-in pantry, breakfast area, butler's pantry, and convenient access to a grilling porch for seamless indoor-outdoor living.
- Main Floor Master Suite: A private retreat with a large walk-in closet, offering comfort and convenience on the main level.
- Flexible Upper Level: Upstairs features additional bedrooms with walk-in closets, a loft or TV room with balcony overlooking the great room, a Jack & Jill bath, a computer center, built-in bookshelves, and a bonus room above the garage.
- Spacious Garage and Porches: A three-bay side-load garage and multiple covered porch areas add to the home's functionality and outdoor appeal.

## **Additional details**

- Total Living Space: 4080 Sq.Ft.
- Main Floor: 4080 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.): 597 Sq.Ft.
- Garage (Sq.Ft.): 2310 Sq.Ft.
- Total Square Feet: N/A
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 10
- 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.): 31
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Rustic Ridge House Plans Collection

## **Plan Styles**

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

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Oversized Garage

- Peninsula/Eating Bar
- Sitting Area
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry
- Workshop Garage