

## House Plan 1617 Hampshire Cove, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1617-hampshire-cove>
- Plan Number: NDG 1617
- Total Living Space: 3417 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 134
- Width In.: 8
- Depth Ft.: 78
- Depth In.: 5

### Description

Build your craftsman style dream home with this amazing house plan. The grand front porch will welcome friends and family into your home where you'll find the seamlessly open floor plan allowing your Kitchen, Dining Room and Great Room to flow together into one large living space. Not only will this allow for laughter and conversation to be uninterrupted, it also gives you the most out of both your front and rear view. Privately tucked away on the right side of the home is the Master Suite which displays a beautiful vaulted ceiling and a large bathroom. On the opposite side of the home is the huge Laundry Room that doubles as a Mudroom and can even be used as a Hobby space. You'll also find a hall bath and Bedroom 2 as well as the hallway to the 3 Car Garage with a bonus room above. Upstairs balcony over looks the great room and leads to a extra Bedrooms/Loft with a bathroom for convenience.

Out door living was a MUST in the rustic home. The huge screened in porch on the rear of the

home will give you the perfect place to host summer get togethers with the whole family.

### **Additional details**

- Total Living Space: 3417 Sq.Ft.
- Main Floor: 2694 Sq.Ft.
- Upper Floor (Sq.Ft.): 723 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 667 Sq.Ft.
- Porch (Sq.Ft.): 1265 Sq.Ft.
- Garage (Sq.Ft.): 1269 Sq.Ft.
- Total Square Feet: 6618 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 5:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 31
- Ridge Height (In.): 4
- 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**

- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Balcony
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Great Room
- Kitchen Island
- Loft
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Outdoor Kitchen
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry