

## House Plan 5305 Cumberland Falls, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5305-Cumberland-Falls-Riverbend-House-Plan>
- Plan Number: MEN 5305
- Total Living Space: 2005 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 1 Bay
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 66
- Width In.: 6
- Depth Ft.: 54
- Depth In.: 8

### Description

## MEN 5305

From award-winning designer Michael E. Nelson comes a stunning addition to our Riverbend House Collection. Cumberland Falls is sure to attract the attention of any passerby, with a classic front porch enhanced by stone accents. Welcomed by a spacious great room before a stunning stone fireplace, guests may be easily entertained by an open kitchen and dining area, complete with an eat-at counter. The master suite of Cumberland Falls features a large walk-in closet, and the master bath features luxuries of dual vanities and a free-standing tub. Upstairs you will find bedrooms 2 and 3, as well as a full bathroom. A cozy fireplace adds a unique element to the screened porch, making for the perfect outdoor living space. The garage offers tons of storage space and even features an additional area for a small workshop. How would you customize this

amazing house plan?

## Customizing This House Plan

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs.

Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans?

Check out our [Modifications FAQ](#) page.

### Additional details

- Total Living Space: 2005 Sq.Ft.
- Main Floor: 1356 Sq.Ft
- Upper Floor (Sq.Ft.): 649 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 698 Sq.Ft.
- Garage (Sq.Ft.): 574 Sq.Ft.
- Total Square Feet: 3277 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 9:12
- Porch Roof Pitch: 5:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 6
- Insulation Exterior: R19
- 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**

- Michael E. Nelson House Plans Collection
- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Craftsman House Plans
- Low Country House Plans
- Mountain House Plans
- Rustic House Plans
- Southern House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Main Floor Master
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet
- Workshop Garage