

## House Plan 5332 Sandpiper Cottage, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5332-Sandpiper-Cottage-Multi-Family-House-Plan>
- Plan Number: MEN 5332
- Total Living Space: 1703 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 91
- Width In.: N/A
- Depth Ft.: 48
- Depth In.: 6

### Description

## MEN 5332

From award winning home designer Michael E. Nelson comes a multi-family house plan with a cottage element that will have you feeling right at home. Sandpiper Cottage offers a white board & batten exterior that pairs nicely with the rustic stone elements. A covered front porch and attached breezeway connect the two matching living spaces. An open floor plan creates the perfect cozy setting for your family.

Entire duplex Main Level H/C SQ.FT is 3,406

Entire duplex Upper Level H/C SQ.FT is 1,070

Porch total SQ.FT is 1221

Outdoor storage is also offered on the exterior equaling 74 sq. ft.

Storage total SQ.FT is 148Entire duplex SQ.FT 4775

## **Open Floor Design**

Upon entering Sandpiper Cottage, you're greeted with a charming den featuring a staircase and stone fireplace. An eat-at kitchen bar connects the den and living room for a great open feel. The dining area is illuminated by the double door exit which leads to the covered back porch and breezeway.

## **Main Level Master Suite**

The master suite of Sandpiper Cottage can be found on the first level. With a private bathroom and personal closet, the master suite offers tons of natural light and the perfect cozy feel. The first guest bedroom can also be found on the main level down the shared hallway, along with the guest bathroom.

## **Upper Level Living**

Up the stairs, you'll find access to bedrooms 2 and 3, along with a shared bathroom. Great views are offered from both bedrooms with picture windows to help illuminate the upstairs of Sandpiper Cottage.

## **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:1703 Sq.Ft.
- Main Floor: 1164 Sq.Ft

- Upper Floor (Sq.Ft.): 539 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 1221 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 2998 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- 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: N/A
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- 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**

- Cottage House Plans
- Michael E. Nelson House Plans Collection
- Modern Farmhouse Plans
- Multi-Family House Plans
- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- Farmhouse House Plans

- Mountain House Plans
- Rustic House Plans

## **Features**

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