

## House Plan 2017 Union Heights, Contemporary Modern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-2017-union-heights>
- Plan Number: SMN 2017
- Total Living Space: 2609 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: 2
- Garage: 2 Bay Yes
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 3
- Width Ft.: 31
- Width In.: N/A
- Depth Ft.: 67
- Depth In.: N/A

### Description

SMN 2017 Union Heights

**DISCLAIMER; For a 2x4 conversion, the main floor will have to remain 2x6 for structure.**

The newest home added to the Seth Michael Nelson collection is a beautiful contemporary modern house plan, SMN 2017 Union Heights. On the exterior, this home offers a beautiful view of elongated windows and mixed brick siding. Step inside this modern home and you'll find the house plan of your dreams!

### First Floor

Pull into the rear garage and walk into the (optional) fenced-in yard on the left side of the home.

Find the entrance on the covered porch. At first glance, this home offers an open floor plan with faux beams that add character to the home. You'll find a great room with a linear electric fireplace to warm up this modern first floor. This floor also features a public restroom, a kitchen with an island, and a wet bar.

## Second Floor

Journey up to the second floor to find separate sleeping quarters! The cozy master bedroom, bedroom 2, and bedroom 3 can be found on this floor. The master suite features a walk-in closet and a master bath. The master bath includes 2 sinks on either side of the room for plenty of space for any couple to get ready. This bathroom also features a tub and a tile shower.

Step out of the master suite onto the large balcony to get a beautiful view of your front yard.

On the second floor of this home, you'll also find bedrooms 2 and 3 with their private full baths featuring tile showers. You'll also love the close-by washer and dryer space for convenience and storage.

## Third Floor

Upstairs onto the third floor, you'll find an office with a view of peace and tranquility. Work in a private office with a bathroom and storage closet and enjoy the view of your family taking advantage of the large outdoor living space. This room features an open rooftop deck for gazing at the stars while staying warm by the firepit. Also, enjoy the covered outdoor living space for a comfy place to sit and enjoy your loved ones' company.

This home includes plenty of space for relaxation and spending time with friends or family while offering a modern and clean look. How would you customize this home?

## 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 experienced 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 you 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.

\*Second & Third Floor Balcony Included in Porch Sq.Ft.\*

### **Additional details**

- Total Living Space: 2609 Sq.Ft.
- Main Floor: 936 Sq.Ft
- Upper Floor (Sq.Ft.): 1356 Sq.Ft.
- Lower Floor (Sq.Ft.): 317 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 1272 Sq.Ft.
- Garage (Sq.Ft.): 518 Sq.Ft.
- Total Square Feet: 4339 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- Lower Ceiling Height: 9
- Roof Type: Metal
- Main Roof Pitch: 1:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 35
- Ridge Height (In.): 7
- Insulation Exterior: R19
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

### **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Modern House Plans
- Seth M. Nelson House Plans Collection

## **Plan Styles**

- Modern Contemporary House Plans

## **Features**

- Balcony
- Decks Patios Balconies
- Great Room
- Home Office/Study
- Kitchen Island
- Narrow Lot House Plans
- No Formal Dining
- Open Floor Plan House Plans
- Outdoor Living Space
- Walk-in Closet