

# House Plan 2023 Franklin Heights, Contemporary Modern House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-2023-franklin-heights>
- Plan Number: SMN 2023
- Total Living Space: 5470 Sq.Ft.
- Bedrooms: 6
- Full Baths: 6
- Half Baths: 2
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 109
- Width In.: 2
- Depth Ft.: 84
- Depth In.: N/A

## Description

### Franklin Heights (SMN 2023): Contemporary Modern House Plan — Seth M Nelson Designs (SMN)

Experience modern luxury with the Franklin Heights 2023 design by Seth M Nelson Designs (SMN). This expansive contemporary home offers a generous 5,470 sq ft of living space across two stories, featuring six bedrooms, six full baths, two half baths, and a three-bay side-load garage—perfect for large families or frequent hosting.

Imagine entering through a grand foyer into an open floor plan where the great room, kitchen, and dining area flow seamlessly together. Anchored by a dramatic gas fireplace and a spacious island bar, the kitchen also boasts a large pantry to accommodate any culinary adventure.

On the main level, you'll find a private master suite designed for relaxation, complete with a freestanding tub, a sizable walk-in shower, double vanities, and a walk-in closet. An adjacent guest suite ensures privacy and comfort for visitors. Upstairs, a suspended bridge overlooks the great room below and leads to four additional ensuite bedrooms—perfect for family, guests, or flexible living arrangements.

With over 821 sq ft of covered porch space and a spacious garage that accommodates up to three vehicles, the Franklin Heights plan beautifully balances indoor elegance with outdoor living. For anyone exploring house plans seeking a home with both architectural impact and practical versatility, this design is a standout choice.

### 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.

### Additional details

- Total Living Space: 5470 Sq.Ft.
- Main Floor: 3803 Sq.Ft
- Upper Floor (Sq.Ft.): 1667 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 821 Sq.Ft.
- Garage (Sq.Ft.): 1493 Sq.Ft.
- Total Square Feet: 7784 Sq.Ft.
- Customizable: Yes

- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 1:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 29
- Ridge Height (In.): 9
- 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**

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

## **Plan Styles**

- European House Plans
- Modern Contemporary House Plans

## **Features**

- Covered Rear Porch
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Open Floor Plan House Plans
- Oversized Garage

- Split Bedroom Design
- Two Story