

## Modern Farmhouse Plan, 5463 Austin Farms

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/modern-farmhouse-plan-5463-austin-farms>
- Plan Number: MEN 5463
- Total Living Space: 2972 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 118
- Width In.: 4
- Depth Ft.: 51
- Depth In.: N/A

### Description

### Additional details

- Total Living Space: 2972 Sq.Ft.
- Main Floor: 2426 Sq.Ft.
- Upper Floor (Sq.Ft.): 546 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 589 Sq.Ft.
- Porch (Sq.Ft.): 899 Sq.Ft.
- Garage (Sq.Ft.): 887 Sq.Ft.
- Total Square Feet: 5347 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 10
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle

- Main Roof Pitch: 12:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 33
- Ridge Height (In.): 11
- 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**

- Michael E. Nelson House Plans Collection
- Modern Farmhouse Plans
- Modern House Plans

## **Plan Styles**

- Arts & Crafts House Plans
- Farmhouse House Plans

## **Features**

- Balcony
- Covered Front Porch
- Covered Rear Porch
- Great Room
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Split Bedroom Design
- Vaulted High Cathedral Ceiling