

## Riverbend Cabin House Plan, 5459 River Cottage Retreat

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/Riverbend-House-Plan-5459-River-Cottage-Retreat>
- Plan Number: MEN 5459
- Total Living Space: 3620 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 77
- Width In.: 8
- Depth Ft.: 48
- Depth In.: 6

### Description

\* Heated/Cooled Main Floor (Each): 1204 sq.ft.

Heated/Cooled Upper (Each): 606 sq.ft.

Heated/Cooled Total (Each): 1810 sq.ft. \*

### Additional details

- Total Living Space: 3620 Sq.Ft.
- Main Floor: 1204 Sq.Ft.
- Upper Floor (Sq.Ft.): 606 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 1124 Sq.Ft.
- Garage (Sq.Ft.): N/A

- Total Square Feet: 4744 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: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 8
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Collections**

- Michael E. Nelson House Plans Collection
- Multi-Family House Plans

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Home Office/Study
- Main Floor Master

- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Split-Level Foyer
- Vaulted High Cathedral Ceiling