

## House Plan 2040 Bear Valley, Modern House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/2040-bear-valley->
- Plan Number: SMN 2040
- Total Living Space: 1318 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 1 Bay
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 48
- Width In.: N/A
- Depth Ft.: 49
- Depth In.: 8

### Description

Bear Valley (SMN 2040) is a striking modern residence that seamlessly blends contemporary design with functional living. This two-story home offers 1,318 square feet of thoughtfully utilized space, featuring three bedrooms and two full bathrooms.

Upon entering, you're welcomed into an open-concept main floor spanning 833 square feet. The living area flows effortlessly into a well-appointed kitchen, creating an inviting atmosphere for both relaxation and entertaining. Large windows bathe the space in natural light, enhancing the home's airy ambiance.

The upper level encompasses 485 square feet, housing the private quarters. The master suite serves as a tranquil retreat, complete with ample closet space and an en-suite bathroom. Two additional bedrooms share access to a second full bathroom, providing comfortable

accommodations for family or guests.

Outdoor living is emphasized with a generous 707-square-foot patio slab, perfect for alfresco dining or leisurely afternoons. The rear-load, single-bay garage adds convenience without compromising the home's sleek façade.

Bear Valley embodies modern elegance and practical design, offering a harmonious living experience tailored for contemporary lifestyles.

### 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: 1318 Sq.Ft.
- Main Floor: 833 Sq.Ft
- Upper Floor (Sq.Ft.): 485 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): N/A
- Garage (Sq.Ft.): 304 Sq.Ft.
- Total Square Feet: 1622 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8

- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 4:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 20
- Ridge Height (In.): 10
- 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**

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

## **Plan Styles**

- Modern Contemporary House Plans

## **Features**

- Decks Patios Balconies
- Living Room
- Loft