

## House Plan 991 Georgia Avenue, Midtown Place House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-991-georgia-avenue>
- Plan Number: NDG 991
- Total Living Space: 1837 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: Yes
- Carport Type: Porte Cochere
- Stories: 1
- Width Ft.: 118
- Width In.: N/A
- Depth Ft.: 90
- Depth In.: N/A

### Description

Outside the clean classic lines of this traditional home remind you of evenings spent rocking on the covered front porch as you sipped lemonade. Inside, the home is ready for your modern lifestyle with up to the minute amenities throughout including a main level master suite that includes a 10 foot boxed ceiling. Other features of the master suite are a master bath with a twin vanity, whirlpool bath and a generously sized walk-in closet. The great room with media center and fireplace leads to expanded outdoor living on the grilling porch and covered Porte Cochere. Two big downstairs bedrooms share a bathroom. The expansive bonus upstairs is the perfect location for a home theater or game room.

Entire duplex Main Level H/C is 3,674  
Porch total is 836 SQ.FT  
Garage total is 1,408  
Total SQ.FT is 5,918 Bonus room total is 1,408

## **Additional details**

- Total Living Space: 1837 Sq.Ft.
- Main Floor: 1837 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 798 Sq.Ft.
- Porch (Sq.Ft.): 418 Sq.Ft.
- Garage (Sq.Ft.): 704 Sq.Ft.
- Total Square Feet: 4157 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): N/A
- 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**

- Midtown Place House Plans Collection
- Multi-Family House Plans

## **Plan Styles**

- Country Home House Plans

- Farmhouse House Plans
- Southern House Plans
- Traditional House Plans
- Traditional Neighborhood Design (TND) House Plans

## **Features**

- Bonus Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Porte-Cochere
- Split Bedroom Design
- Walk-in Closet
- Wrap-Around Porch