

## House Plan 1623 Angler Manor, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1623-angler-manor>
- Plan Number: NDG 1623
- Total Living Space: 2811 Sq.Ft.
- Bedrooms: 4
- Full Baths: 5
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 3
- Width Ft.: 87
- Width In.: N/A
- Depth Ft.: 64
- Depth In.: N/A

### Description

The exterior of this rustic home features timber and stone columns, a large covered porch, and a 3 car RV garage. The amount of space this home contains is disguised from the front. Step around to the rear of the home and be blown away by the magnificent size and design. Outdoor living is at its finest in this home with three covered porches, a sunroom, and a covered balcony. The main floor of the home features an expansive great room with a corner fireplace. The open layout allows for convenient access to the kitchen and dining room. The master suite complete with a large walk-in closet is also featured on the main level. Upstairs you will find an apartment over the garage. The lower level features a large game room, another bedroom and full bath, and adding to the outdoor space, a covered patio.

Upper Floor over garage is 1326 SQ. FT

## **Additional details**

- Total Living Space: 2811 Sq.Ft.
- Main Floor: 2065 Sq.Ft
- Upper Floor (Sq.Ft.): 746 Sq.Ft.
- Lower Floor (Sq.Ft.): 1859 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 1326 Sq.Ft.
- Porch (Sq.Ft.): 1356 Sq.Ft.
- Garage (Sq.Ft.): 1891 Sq.Ft.
- Total Square Feet: 9243 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: 8
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 35
- Ridge Height (In.): 10
- Insulation Exterior: R19
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Daylight/Walkout Basement

## **Plan Collections**

- Customizable Exteriors House Plans Collection
- Rustic Ridge House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Craftsman Bungalow House Plans
- Low Country House Plans
- Luxury House Plans

- Rustic House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Bonus Room
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Game Room
- Great Room
- Home Office/Study
- In-Law Suite Private Guest
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Saferoom
- Split Bedroom Design
- Sunroom
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch