

## House Plan 419 Bluff's Edge, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-419-bluffs-edge>
- Plan Number: NDG 419
- Total Living Space: 1374 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.: 40
- Width In.: 4
- Depth Ft.: 41
- Depth In.: 6

### Description

They reveled in the beauty of the forests' foliage as they hiked from the top of the mountain. Evergreens extended their arms to be touched by the sun's rays. Animals scampered about the ground and the trees. The family hiked from the cabin many times, but the view never ceased to take their breath away. The cabin sat on the edge of a bluff overlooking River Bend. The family vacations at Bluff's Edge were always a much anticipated time for family and friends.

### Additional details

- Total Living Space: 1374 Sq.Ft.
- Main Floor: 1070 Sq.Ft
- Upper Floor (Sq.Ft.): 304 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 347 Sq.Ft.

- Garage (Sq.Ft.): N/A
- Total Square Feet: 1721 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 23
- 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**

- Customizable Exteriors House Plans Collection
- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Lake House Plans
- Country Home House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room

- Grilling Porch
- Loft
- Narrow Lot House Plans
- No Formal Dining
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design