

## House Plan 983B Annabel Cove, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-983b-annabel-cove>
- Plan Number: NDG 983B
- Total Living Space: 2481 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 57
- Width In.: 4
- Depth Ft.: 55
- Depth In.: 10

### Description

The gorgeous exterior of this Nelson Design Group home, coupled with its unique design, will create a memorable experience for all who see it. A large covered porch welcomes you and your guests inside where the great room will set the perfect mood for all occasions. A fireplace and French doors to the rear grilling porch help to enhance the great room. An island and a high bar with seating are just a few of the luxuries you'll discover in this kitchen, just a few short steps away from the breakfast and dining rooms. Upstairs, one can't help but admire the stunning view from the theater balcony before traveling into the media room or one of the remaining bedrooms. Two attic access doors also lend more than enough storage possibilities.

Halls for optional rooms is 63 SQ. FT, and Optional Bedroom is 196 SQ. FT. Bonus Room is 306 SQ.FT. The total for the Bonus Room (includes the halls for optional room, optional bedroom, and the bonus room) is 565 SQ.FT. Balcony is 118 SQ. FT

## Additional details

- Total Living Space: 2481 Sq.Ft.
- Main Floor: 2084 Sq.Ft
- Upper Floor (Sq.Ft.): 397 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 565 Sq.Ft.
- Porch (Sq.Ft.): 438 Sq.Ft.
- Garage (Sq.Ft.): 506 Sq.Ft.
- Total Square Feet: 3990 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: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 32
- 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

- Customizable Exteriors House Plans Collection
- Heritage House Plans Collection

## Plan Styles

- Arts & Crafts House Plans

- Country Home House Plans
- Craftsman House Plans
- Traditional House Plans

## **Features**

- Balcony
- Bonus Room Over Garage
- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- In-Law Suite Private Guest
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry