

## House Plan 1108 Ambrose Boulevard, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1108-ambrose-boulevard>
- Plan Number: NDG 1108
- Total Living Space: 2918 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 53
- Width In.: 10
- Depth Ft.: 69
- Depth In.: 6

### Description

Sip lemonade on the covered front porch of this charming Nelson Design Group home. Through the foyer, enter the great room. With its fireplace and open layout, this room is sure to be a haven for you and yours. Mealtime is simplified with so many dining options including a large grilling porch at the rear. In this design, your private master suite is truly just that. Relax in your whirlpool tub or retire for the night in this spacious suite on the main level. The kids will enjoy their privacy as well with the two remaining bedrooms located upstairs. Enjoy the view from the theater balcony before heading into your personal home theater. A bonus room is also included for future plans.

### Additional details

- Total Living Space: 2918 Sq.Ft.
- Main Floor: 1866 Sq.Ft.
- Upper Floor (Sq.Ft.): 1052 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 249 Sq.Ft.
- Porch (Sq.Ft.): 564 Sq.Ft.
- Garage (Sq.Ft.): 527 Sq.Ft.
- Total Square Feet: 4258 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.): 30
- Ridge Height (In.): 7
- 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**

- Heritage House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- European House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Balcony
- Bonus Room Over Garage
- Butler's Pantry
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Home Theater
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Wrap-Around Porch