

## House Plan 1152 Magnolia, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1152-magnolia>
- Plan Number: NDG 1152
- Total Living Space: 2471 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 3 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 73
- Width In.: 4
- Depth Ft.: 57
- Depth In.: 2

### Description

This 2400 square foot home lends itself to family gatherings and entertaining. Enter through the foyer and be warmed by the fireplace in the spacious, 10' boxed ceiling great room completely open to the kitchen and breakfast room. The kitchen offers an island with a gas cook top and a raised bar. Off of the great room through the French doors is the dining room or study. The spacious master suite features a whirlpool tub, glass shower with a convenient seat, and a walk-in closet. Upstairs the kids will enjoy the large game room and loft, complete with a computer center. The upstairs also has a 1/2 bathroom.

### Additional details

- Total Living Space: 2471 Sq.Ft.
- Main Floor: 1984 Sq.Ft.
- Upper Floor (Sq.Ft.): 487 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 200 Sq.Ft.
- Garage (Sq.Ft.): 853 Sq.Ft.
- Total Square Feet: 3524 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 24
- Ridge Height (In.): 5
- 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 Styles**

- French Traditional House Plans
- Luxury House Plans
- Traditional House Plans

## **Features**

- Covered Rear Porch
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Home Office/Study
- Loft
- Main Floor Master

- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet