

## House Plan 1323 Crystal Falls, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1323-crystal-falls>
- Plan Number: NDG 1323
- 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.: 39
- Width In.: 10
- Depth Ft.: 44
- Depth In.: 6

### Description

You can't get a better rustic cabin than this charming house plan. The beautiful wrap around covered porch allows you to enjoy the beautiful weather with friends and family. Inside the open floor plan allows for laughter and conversation to flow from the Den into the Kitchen and even the Dining area. The four person eat at bar in the Kitchen makes a great space for a quick breakfast before you head out to enjoy a day on the lake. After a long day out on the water you can come home and relax in Bedroom 1 which has a convenient walk-in closet. Upstairs are Bedrooms 2 and 3 with a Bathroom in between, perfect for the kids or for guests.

### Additional details

- Total Living Space: 1374 Sq.Ft.
- Main Floor: 867 Sq.Ft
- Upper Floor (Sq.Ft.): 507 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 549 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1923 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: 9:12
- Porch Roof Pitch: 5:12
- 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**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- Low Country House Plans
- Rustic House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Grilling Porch
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch