

## House Plan 1088 Simpson, Country House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1088-simpson>
- Plan Number: NDG 1088
- Total Living Space: 1250 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 52
- Width In.: N/A
- Depth Ft.: 51
- Depth In.: 10

### Description

This lovely Nelson Design Group home has excellent street appeal. Relax on the comfortable covered porch and greet passersby. From there, entry into this home takes you directly into the spacious great room, perfect for entertaining. An angled bar with seating separates this well-equipped kitchen from the adjacent dining room. A large rear-grilling porch is also available for cookouts. Two secondary bedrooms occupy the front of this home while your private master suite is nestled peacefully in the back of this design.

### Additional details

- Total Living Space: 1250 Sq.Ft.
- Main Floor: 1250 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A

- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 322 Sq.Ft.
- Garage (Sq.Ft.): 402 Sq.Ft.
- Total Square Feet: 1974 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 6:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 17
- Ridge Height (In.): 9
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab

## **Plan Styles**

- Country Home House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Walk-in Closet