

## House Plan 1099 Lakeland, American Woodlands House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1099-lakeland>
- Plan Number: NDG 1099
- Total Living Space: 1982 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 70
- Width In.: N/A
- Depth Ft.: 58
- Depth In.: N/A

### Description

This cottage home by Nelson Design Group offers fantastic street appeal for the neighborhood with the arched roof over the front porch. Sunny mornings can be enjoyed on the covered front porch with hot coffee and a book while enjoying after-dinner conversation on the rear screen-porch. The grand entry foyer has box columns making a lavish entry into the great room with fireplace and a vaulted ceiling. Many dining options are available in both formal dining room and breakfast rooms, which are separated by the open kitchen complete with center work-island with seating. This split bedroom design offers privacy to the master suite placed at the rear of the home featuring French doors into the private bathroom and corner whirlpool tub.

### Additional details

- Total Living Space: 1982 Sq.Ft.
- Main Floor: 1982 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.): 318 Sq.Ft.
- Garage (Sq.Ft.): 588 Sq.Ft.
- Total Square Feet: 2888 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- 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.): 6
- 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**

- American Woodlands House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- Mountain House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Kitchen Island
- Main Floor Master
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet