

## House Plan 145 Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans145-spruce-street>
- Plan Number: NDG 145
- Total Living Space: 1680 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 51
- Width In.: 6
- Depth Ft.: 52
- Depth In.: 4

### Description

Your dinner parties are certain to be successful in this split bedroom home. The expansive great room with gorgeous brick fireplace aids in creating the perfect ambiance for an evening of entertaining. The vaulted ceiling heightens the majestic feeling transformed in the dining room and kitchen area. When your guests leave, retreat to your master suite and bath, complete with double vanities and walk-in closets. The children or guests will enjoy their own privacy with bedrooms on the other side of the home.

### Additional details

- Total Living Space: 1680 Sq.Ft.
- Main Floor: 1680 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.): 73 Sq.Ft.
- Garage (Sq.Ft.): 417 Sq.Ft.
- Total Square Feet: 2170 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 7:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 18
- Ridge Height (In.): 11
- 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**

- European House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Main Floor Master
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet