

## House Plan 148 Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans148-spruce-street>
- Plan Number: NDG 148
- Total Living Space: 1538 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.: 50
- Width In.: N/A
- Depth Ft.: 56
- Depth In.: N/A

### Description

Welcome your friends and neighbors on the cozy front porch of this home. Leading your guests through the foyer, you'll enter the spacious great room which will prove to be a convenient gathering place with its inviting fireplace. Preparing meals is easy with ample counter space in the open kitchen with view to the dining room. As evening approaches and your guest depart, retreat to your master bath, complete with whirlpool tub, skylights, and 'his and her' walk-in closets. But don't worry about the children, they have their own bedrooms with shared bath.

### Additional details

- Total Living Space: 1538 Sq.Ft.
- Main Floor: 1538 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.): 75 Sq.Ft.
- Garage (Sq.Ft.): 508 Sq.Ft.
- Total Square Feet: 2121 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: 10:12
- Porch Roof Pitch: 10:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 23
- Ridge Height (In.): 2
- 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**

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

## **Features**

- Covered Front Porch
- Formal Dining Room
- Great Room
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet