

## House Plan 244 Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-244-spruce-street>
- Plan Number: NDG 244
- Total Living Space: 1928 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.: 60
- Depth In.: 6

### Description

This Nelson Design Group home was designed with family atmosphere in mind. Entry through the foyer leads you into the centrally located great room, where the tray ceiling and fireplace with built in shelves create an attractive display. Sunlight will stream through the bay window as you and yours gather in the breakfast room—perfectly situated steps away from the well-planned kitchen. The cozy master suite offers just the right blend of comfort and privacy while complimenting the overall layout of this home.

### Additional details

- Total Living Space: 1928 Sq.Ft.
- Main Floor: 1928 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.): 142 Sq.Ft.
- Garage (Sq.Ft.): 503 Sq.Ft.
- Total Square Feet: 2573 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: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Styles**

- Southern House Plans
- Traditional House Plans

## **Features**

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

- Walk-in Closet