

# House Plan 269 Cambridge Court, Colonial Classical Federal House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-269-cambridge-court>
- Plan Number: NDG 269
- Total Living Space: 2177 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Rear Load
- Carport: No
- Carport Type: N/A
- Stories: 2
- Width Ft.: 22
- Width In.: 4
- Depth Ft.: 96
- Depth In.: 2

## Description

Charleston charm exudes from this home. Picture yourself watching the neighborhood children riding their bikes from either front porch or balcony as the spring day unfolds. Upon entering this home, you'll notice open feel that allows you to see who is preparing dinner while you enjoy the fire's radiant glow. French doors open to your secluded master suite with whirlpool bath and spacious closet. Upstairs you'll find your children enjoying the benefit of private access to the bath and a convenient computer area.

## Additional details

- Total Living Space: 2177 Sq.Ft.
- Main Floor: 1374 Sq.Ft
- Upper Floor (Sq.Ft.): 803 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 313 Sq.Ft.
- Garage (Sq.Ft.): 407 Sq.Ft.
- Total Square Feet: 2897 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: N/A
- Lower Ceiling Height: 9
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 32
- Ridge Height (In.): 10
- 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**

- Colonial Classical Federal House Plans
- Country Home House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

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