

## House Plan 1327 The Fairport, Arts and Crafts House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1327-fairport>
- Plan Number: NDG 1327
- Total Living Space: 1848 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Rear Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 38
- Width In.: N/A
- Depth Ft.: 79
- Depth In.: 6

### Description

Step inside this traditional home and leave the world behind. Enjoy comfortable evenings relaxing in your spacious great room, complete with fireplace and built-in shelving. Dinner parties are a breeze in the comfort of your formal dining area enhanced by eight inch wood columns. For more casual gatherings, invite friends over for a delicious cookout on your grilling porch, accessible from sitting nook and garage. Finally, relish in the privacy of your large master suite and relax in the corner whirlpool tub of the master bath.

### Additional details

- Total Living Space: 1848 Sq.Ft.
- Main Floor: 1848 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.): 430 Sq.Ft.
- Garage (Sq.Ft.): 429 Sq.Ft.
- Total Square Feet: 2707 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): N/A
- 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**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Mudroom
- Narrow Lot House Plans
- Nook/Breakfast Area

- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Rear Alley Load
- Sitting Area
- Walk-in Closet