

## House Plan 445 Quail Drive, Classical House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-445-quail-drive>
- Plan Number: NDG 445
- Total Living Space: 1672 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 27
- Width In.: N/A
- Depth Ft.: 54
- Depth In.: N/A

### Description

This stately home offers a southern traditional flair with the 8-inch columns on the Entry porch and upper floor porch. The Living Room welcomes family gatherings amidst the fireplace area. The Kitchen presents a snack bar open to the 8-inch column accented Dining Room offering additional seating during holiday dinners. The Master Suite offers a large walk-in closet for addressing your attire options and a bath showcasing a separate glass shower and whirlpool tub. Traveling upstairs the children will find solace in their own floor complete with a full bath and ease in completing homework assignments by utilizing the computer desk in the hall.

### Additional details

- Total Living Space: 1672 Sq.Ft.
- Main Floor: 1140 Sq.Ft
- Upper Floor (Sq.Ft.): 532 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 328 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 2000 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 9:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 29
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Styles**

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

## **Features**

- Covered Front Porch
- Formal Dining Room
- Main Floor Master
- Mudroom
- Narrow Lot House Plans
- Open Floor Plan House Plans

- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet