

## House Plan 471 Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-471-spruce-street>
- Plan Number: NDG 471
- Total Living Space: 1344 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 45
- Width In.: N/A
- Depth Ft.: 56
- Depth In.: N/A

### Description

This home has been given a traditional design that focuses on today's active lifestyles. The plan is designed around a centralized great room that provides easy access to all sections of the home, including living and bedroom areas. A breakfast room more practical for quick family meals replaces the formal dining room for those occasions when time is at a premium. A secondary bedroom features a vaulted ceiling and a large, arched window.

### Additional details

- Total Living Space: 1344 Sq.Ft.
- Main Floor: 1344 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.): 111 Sq.Ft.

- Garage (Sq.Ft.): 367 Sq.Ft.
- Total Square Feet: 1822 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 7:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 18
- 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**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Economic Structure
- Great Room
- Main Floor Master
- Narrow Lot House Plans
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet