

## House Plan 1416 The Fontana, European House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1416-fontana>
- Plan Number: NDG 1416
- Total Living Space: 2384 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 57
- Width In.: 4
- Depth Ft.: 77
- Depth In.: 8

### Description

## NDG 1416

A stunning addition to our European House Collection, The Fontana is a gorgeous brick and stone home with elegant, French Country accents throughout the exterior. The main entrance, windows and garage door are all arched and the hip-gable over the garage features shake siding. Entering into the Foyer, separated from the Dining Room by 12" timber posts, you'll find an inviting Great Room with a fireplace below a breathtaking vaulted ceiling. The Great Room is open to the Kitchen by a large eat-at bar, offering a great place to gather, even during meal prep. A cozy Breakfast Room accesses the relaxing Screened Grilling Porch, complete with its own corner fireplace. The left wing of The Fontana is occupied by the luxurious Master Suite. The spacious master bedroom enjoys a lovely view of the backyard, as well as a 10-foot boxed ceiling. Moving toward the front of

the house plan is the Master Bath, which features a whirlpool tub, dual vanities, and an enormous walk-in closet with its own fold-down ironing board. On the opposite side of the home, Bedrooms 2 and 3 mirror each other, with Bedroom 2 located toward the front and Bedroom 3 the rear of the home, and share a Jack and Jill bathroom in between. At the rear of The Fontana, you will find Bedroom 4, which not only enjoys access to the screened grilling porch, but also has a private full bathroom. Upstairs is a Bonus Room over the 2-car Garage that is perfect for a home theater or game room. How would you customize this amazing house plan?

## Customizing This House Plan

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs.

Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans?

Check out our [Modifications FAQ](#) page.

### Additional details

- Total Living Space: 2384 Sq.Ft.
- Main Floor: 2384 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 332 Sq.Ft.
- Porch (Sq.Ft.): 335 Sq.Ft.
- Garage (Sq.Ft.): 520 Sq.Ft.
- Total Square Feet: 3571 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: N/A

- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 21
- 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 Collections**

- European House Plans Collection

## **Plan Styles**

- European House Plans
- French Country House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Jack & Jill Bathroom
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet