

## House Plan 735 Quail Drive, Luxury House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-735-quail-drive>
- Plan Number: NDG 735
- Total Living Space: 2471 Sq.Ft.
- Bedrooms: 3
- Full Baths: 4
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 55
- Width In.: 10
- Depth Ft.: 69
- Depth In.: N/A

### Description

This house plan welcomes you inside with its charming front porch. As you step into the Foyer you can make your way to the Guest Room, the Kitchen, or into the Great Room. In this great room you can enjoy the comforting warmth and glow from the fireplace while cuddled up with your favorite person. The Kitchen has plenty of counter space for preparing delicious meals to eat in the connected Dining Area. A convenient half bath is around the corner from the kitchen by the Laundry Room. Privately located in the back right side of the home is the spacious Master Suite with a large Master Bath and his and hers walk-in closets. Upstairs are Bedrooms 2 and 3, the latter having its own private bath, and a Home Theater/Bonus Room perfect for family time! You'll also notice a hall bath (with direct access from Bedroom 2) and a Computer Center.

### Additional details

- Total Living Space: 2471 Sq.Ft.
- Main Floor: 1794 Sq.Ft
- Upper Floor (Sq.Ft.): 677 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 345 Sq.Ft.
- Porch (Sq.Ft.): 465 Sq.Ft.
- Garage (Sq.Ft.): 639 Sq.Ft.
- Total Square Feet: 3920 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: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- Ridge Height (In.): 6
- 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

- Farmhouse House Plans
- French Traditional House Plans
- Luxury House Plans
- Traditional House Plans

## Features

- Bonus Room Over Garage
- Covered Front Porch

- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Theater
- In-Law Suite Private Guest
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Sitting Area
- Split Bedroom Design
- Walk-in Closet