

## House Plan 760 The Grayson, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-760-grayson>
- Plan Number: NDG 760
- Total Living Space: 3706 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 57
- Width In.: 8
- Depth Ft.: 54
- Depth In.: 6

### Description

This home offers 3 floors of an abundance of living space. The large front covered porch is a perfect visiting location or for enjoying the evening. The great room features a vaulted ceiling and a fireplace and is open to the breakfast room and kitchen beyond. The kitchen offers an eat-at island bar and plenty of counter space as well as windows for natural lighting. And it has a large walk-in pantry nearby. Bedrooms 2, 3, and 4 all surround a full bath. Upstairs you'll find a den/game room that looks down on the great room from a theater balcony as well as the foyer and features a fireplace. And an office and plenty of attic storage completes the second floor. Take the stairs or the elevator, yes elevator, down to the lower floor and prepare to be impressed further. The home theater will be the envy of your guests and the large safe room off of it provide a sense of security. The master suite is spacious with access to the rear covered patio while the master bath boasts a centered, raised whirlpool tub beneath a window, a huge corner glass shower with a seat, dual vanities and a gigantic walk-in closet.

### **Additional details**

- Total Living Space: 3706 Sq.Ft.
- Main Floor: 1915 Sq.Ft
- Upper Floor (Sq.Ft.): 566 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): 1225 Sq.Ft.
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 656 Sq.Ft.
- Garage (Sq.Ft.): 667 Sq.Ft.
- Total Square Feet: 5029 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: 9
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 29
- Ridge Height (In.): 8
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

- Master Bedroom: Master Bedroom Lower Level

## **Foundation Options**

- Daylight/Walkout Basement

## **Plan Styles**

- Country Home House Plans
- Farmhouse House Plans
- Low Country House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Balcony
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Game Room
- Great Room
- Grilling Porch
- Home Office/Study
- Home Theater
- Kitchen Island
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Oversized Garage
- Peninsula/Eating Bar
- Saferoom
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry