

## House Plan 885B Spruce Street, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-885b-spruce-street>
- Plan Number: NDG 885B
- Total Living Space: 1356 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 37
- Width In.: 6
- Depth Ft.: 56
- Depth In.: 10

### Description

This charming house plan works great for a narrow lot. Enter into this home and you'll find bedrooms 2 and 3 to your left. This layout is perfect for the kids so that they can take their things directly to their rooms instead of cluttering up the living room. Head into the great room to enjoy the cozy fireplace or go the kitchen with its attached dining room giving a very spacious feel. The master bedroom has his and her closets and a master bath.

### Additional details

- Total Living Space: 1356 Sq.Ft.
- Main Floor: 1356 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.): 101 Sq.Ft.

- Garage (Sq.Ft.): 397 Sq.Ft.
- Total Square Feet: 1854 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: 6:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 17
- Ridge Height (In.): 10
- 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
- Covered Rear Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar