

## House Plan 1296 White River Overlook, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1296-white-river-overlook>
- Plan Number: NDG 1296
- Total Living Space: 2733 Sq.Ft.
- Bedrooms: 1
- Full Baths: 2
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 82
- Width In.: 8
- Depth Ft.: 50
- Depth In.: N/A

### Description

A grand truss design over the front porch will greet you in this charming rustic designer. Step inside where you are met with the Foyer, a convenient half bath and the stairs leading to the basement. As you continue through the foyer you will find yourself in the space Kitchen that is open to the Dining Area and Great Room. This open concept allows for the laughter and conversation of family and friends to seamlessly travel from one space to the other. The Master Suite offers plenty of room for relaxation including a whirl pool tub to soak away the stresses of the day. Head to the basement and you'll find a large Game Room, a Full Bath and 2 additional bedrooms.

### Additional details

- Total Living Space:2733 Sq.Ft.
- Main Floor: 1453 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): 1280 Sq.Ft.
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 448 Sq.Ft.
- Garage (Sq.Ft.): 926 Sq.Ft.
- Total Square Feet: 4107 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: 8
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 20
- Ridge Height (In.): 4
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Daylight/Walkout Basement
- Foundation Basement

## **Plan Collections**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman Bungalow House Plans
- Mountain House Plans
- Rustic House Plans

## Features

- Covered Front Porch
- Covered Rear Porch
- Game Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Oversized Garage
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet