

## House Plan 1189 Lake Side II, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1189-lake-side-ii>
- Plan Number: NDG 1189
- Total Living Space: 1970 Sq.Ft.
- Bedrooms: 4
- Full Baths: 4
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 50
- Width In.: 4
- Depth Ft.: 48
- Depth In.: N/A

### Description

They woke up early that summer morning to watch the sun rise over the mountains. As they sat on the porch drinking coffee, they began talking about the future. This was only the first of many vacations at their new retreat. They began dreaming of the fishing lessons with their children and nighttime storytelling beside the fireplace. This was a place in which to build traditions. Traditions that would last throughout the generations. Traditions that would begin here? at Lake Side.

\*For Slab, BSMT, WOB options for this design, see plan NDG417

### Additional details

- Total Living Space: 1970 Sq.Ft.
- Main Floor: 1440 Sq.Ft.
- Upper Floor (Sq.Ft.): 530 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 560 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 2530 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 21
- Ridge Height (In.): 2
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl

## **Plan Collections**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Lake House Plans
- Country Home House Plans
- Low Country House Plans
- Rustic House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch

- Economic Structure
- Formal Dining Room
- Kitchen Island
- Loft
- Main Floor Master
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet