

## House Plan 1219 Martin's Landing, Heritage House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1219-martins-landing>
- Plan Number: NDG 1219
- Total Living Space: 2083 Sq.Ft.
- Bedrooms: 4
- 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.: 58
- Width In.: 8
- Depth Ft.: 64
- Depth In.: 4

### Description

## NDG 1219

A stunning addition to our Heritage House Collection, Martin's Landing is loaded with character inside and out, from the decorative woodwork in the gables to the stone-based columns on the front covered porch. Inside, the Foyer flows effortlessly into the Dining and Great Rooms through tall columns and 10-foot ceilings. The Kitchen opens to the Breakfast Room and Great Room by a peninsula bar, perfect for entertaining and quick meals. The family can gather around a fireplace either in the Great Room or out on the spacious Grilling Porch. Retreat into relaxation in the Master Suite, featuring yet another fireplace and a 10-foot boxed ceiling. For morning rushes, the Master Bath includes a dual sink vanity to prevent you and your partner from bumping elbows, and a makeup station gives you plenty of extra space to get ready for the day. A separate shower is

also featured, as well as a large walk-in closet. On the opposite side of Martin's Landing are the rest of the bedrooms for a peaceful split bedroom design. Bedrooms 2 and 3 are located toward the rear of the home and each enjoy modest walk-in closets. Bedroom 4 is the largest of the bedrooms, and two spacious closets make this room perfect for an older child. These bedrooms share a hall bathroom located between Bedrooms 3 and 4. There's also a Bonus Room over the 2-car garage providing many different options. How would you customize this amazing house plan?

## Customizing This House Plan

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs.

Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans?

Check out our [Modifications FAQ](#) page.

## Additional details

- Total Living Space: 2083 Sq.Ft.
- Main Floor: 2083 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 302 Sq.Ft.
- Porch (Sq.Ft.): 496 Sq.Ft.
- Garage (Sq.Ft.): 442 Sq.Ft.
- Total Square Feet: 3323 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.): 30
- 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 Collections**

- Heritage House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman House Plans
- Traditional House Plans
- Vacation House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Fireplace in Master
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet