

## House Plan 1647 Aston Summer Retreat, Riverbend House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1647-aston-summer-retreat>
- Plan Number: NDG 1647
- Total Living Space: 2981 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 74
- Width In.: N/A
- Depth Ft.: 121
- Depth In.: 3

### Description

This home is featured in the Riverbend and Waterfront collections. Timber and stone columns are found on the large covered wrap around porch. The open floor plan of this home makes it ideal for the whole family to gather together with plenty of space. In addition to the spacious great room, kitchen, and dining area, the main floor hosts a large master suite, with his and hers closets, bedroom 2, a hall bath, and a spacious laundry/pantry. Upstairs you will find 2 additional bedrooms, one of which can be used as a game room if you wish, and the bridge overlooks the downstairs living space. Even more space for entertaining is found outdoors with this home. From the great room you can access the covered grilling porch and outdoor grill. The outdoor living space is continued with another large covered porch complete with an outdoor stone fireplace. A large 3 car garage completes this home plan.

## **Additional details**

- Total Living Space: 2981 Sq.Ft.
- Main Floor: 1863 Sq.Ft
- Upper Floor (Sq.Ft.): 1118 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 2972 Sq.Ft.
- Garage (Sq.Ft.): 978 Sq.Ft.
- Total Square Feet: 6931 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 5:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- Ridge Height (In.): N/A
- 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**

- Riverbend Cabin House Plans Collection
- Waterfront House Plans Collection

## **Plan Styles**

- Lake House Plans

- Country Home House Plans
- Farmhouse House Plans
- Low Country House Plans
- Mountain House Plans
- Rustic House Plans
- Southern House Plans
- Barndominium House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Game Room
- Great Room
- Grilling Porch
- Main Floor Master
- No Formal Dining
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch