



# House Plan 988 Georgia Avenue, Midtown Place House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-988-georgia-avenue>
- Plan Number: NDG 988
- Total Living Space: 2516 Sq.Ft.
- Bedrooms: 5
- Full Baths: 3
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: Yes
- Carport Type: Porte Cochere
- Stories: 2
- Width Ft.: 116
- Width In.: N/A
- Depth Ft.: 68
- Depth In.: 6

## Description

This spectacular design is an exceptional creation by Nelson Design Group. Two gorgeous homes adjoined by a common porte cochere make for a wonderful shared area for neighbors – add a basketball goal and you have a courtside seat! Each private residence has a front covered-porch with tapered columns atop rock pillars and a rear-porch privately located behind the garage. These well-planned interiors have a large great room with fireplace and a quaint breakfast nook centered between the dining room and spacious kitchen. The master suite is placed on the main-level and includes a private bathroom with all the amenities and a large walk-in closet with shelves. The upper level has four additional bedrooms and two full bathrooms. One bedroom has a private bathroom and large walk-in closet making the perfect set-up mature family member. A convenient computer/study center is located just at the top of the stairs for easy supervision.

## Additional details

- Total Living Space: 2516 Sq.Ft.
- Main Floor: 1360 Sq.Ft
- Upper Floor (Sq.Ft.): 1156 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 600 Sq.Ft.
- Garage (Sq.Ft.): 839 Sq.Ft.
- Total Square Feet: 3955 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: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 34
- 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 Collections

- Midtown Place House Plans Collection
- Multi-Family House Plans Collection

## Plan Styles

- Colonial Classical Federal House Plans
- Country Home House Plans
- Craftsman Bungalow House Plans
- Traditional House Plans

- Traditional Neighborhood Design (TND) House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- In-Law Suite Private Guest
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Porte-Cochere
- Split Bedroom Design
- Walk-in Closet
- Wrap-Around Porch