



# House Plan 839 Bryce Cove, Affordable House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-839-bryce-cove>
- Plan Number: NDG 839
- Total Living Space: 2135 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Detached
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 35
- Width In.: N/A
- Depth Ft.: 77
- Depth In.: 4

## Description

An arched entryway and finials only add to the charm of this Nelson Design Group home. Grab a snack in the step-saver kitchen before heading into the great room for family movie night. The private study at the front of this home will lend the perfect place to surf the web or curl up with a good book in front of the fire. An amenity-filled master suite and a generous dining area complete the main level of this home. Upstairs, two additional bedrooms, a full bath, and a loft area create a comfortable atmosphere for guest or for the kids.

## Additional details

- Total Living Space: 2135 Sq.Ft.
- Main Floor: 1393 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A

- Porch (Sq.Ft.): 80 Sq.Ft.
- Garage (Sq.Ft.): 427 Sq.Ft.
- Total Square Feet: 2642 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.): 29
- 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**

- Affordable House Plans Collection

## **Plan Styles**

- European House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Covered Front Porch
- Economic Structure
- Formal Dining Room
- Great Room

- Home Office/Study
- Main Floor Master
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Rear Alley Load
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry