



# House Plan 1473 Appalachian Court, European House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1473-appalachian-court>
- Plan Number: NDG 1473
- Total Living Space: 6024 Sq.Ft.
- Bedrooms: 6
- Full Baths: 5
- Half Baths: 3
- Garage: 3 Bay Yes
- Garage Type: Angled Garage
- Carport: Yes
- Carport Type: Porte Cochere
- Stories: 2
- Width Ft.: 123
- Width In.: 8
- Depth Ft.: 99
- Depth In.: 4

## Description

This incredible European design has an abundance to offer, inside and out. A metal shed roof balances the timber vaulted ceiling entrance, detailed with timber columns with stone bases. The rear-loading 3-car garage connects by a porte cochere at a 45 degree angle. The foyer, open to the theater balcony above, is flanked by an office on the left and the dining room on the right. Past the grand hall lies the enormous great room, also open to the balcony above, it boasts a fireplace and flows into the wonderful kitchen and breakfast room. The kitchen features a curved 6-person eat-at island bar, a large prep island, and a huge walk-in pantry. Near the laundry room is a convenient kid's nook, a butler's pantry, and a cozy office. The spectacular Master Suite has plenty of space, including a sitting area with a fireplace and access to a rear covered porch. The master bath has double vanities, a huge shower with 2 rain heads, an enclosed steam shower, and finally 2 large walk-in closets. A huge covered porch lines in the rear of the house. Upstairs you'll find 5 more bedrooms, each with walk-in closets, 3 with their own full baths and 2 with a

shared bath. A long hallway connects over the porte cochere to a perfect home theater, half bath, and lots of storage.

### **Additional details**

- Total Living Space: 6024 Sq.Ft.
- Main Floor: 3748 Sq.Ft
- Upper Floor (Sq.Ft.): 2276 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 605 Sq.Ft.
- Porch (Sq.Ft.): 1514 Sq.Ft.
- Garage (Sq.Ft.): 907 Sq.Ft.
- Total Square Feet: 9050 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- 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.): 44
- Ridge Height (In.): 8
- Insulation Exterior: R19
- 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**

- Customizable Exteriors House Plans Collection
- European House Plans Collection

## **Plan Styles**

- European House Plans
- Luxury House Plans
- Traditional House Plans

## **Features**

- Arched Entry
- Balcony
- Butler's Pantry
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Detached Garage
- Fireplace in Master
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Home Theater
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Porte-Cochere
- Sitting Area
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry