



# House Plan 1306 La Dessa, European House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1306-la-dessa>
- Plan Number: NDG 1306
- Total Living Space: 3202 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 62
- Width In.: N/A
- Depth Ft.: 73
- Depth In.: 3

## Description

This stone and stucco home is part of our European Collection. It is filled with charm inside and out. Off of the foyer through the French doors is the study with a built-in computer center. The dining room features columns and a bay window. With a fireplace in both the living room and great room, this home will provide plenty of warmth for the family. The kitchen will be a popular gathering area with its wrap around peninsula bar, coffee bar, computer desk, and a breakfast room with window seating. The spacious master suite has 2 walk-in closets with the doors on a 45 degree angle. Enter through the double doors of the master bathroom and you'll be greeted with a whirlpool tub and glass shower. Upstairs is bedroom 2 and 3 each with their own large walk-in closets and full bathrooms. There's also a huge optional bonus room, a computer center, and another walk-in closet.

## Additional details

- Total Living Space: 3202 Sq.Ft.
- Main Floor: 2308 Sq.Ft
- Upper Floor (Sq.Ft.): 894 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 540 Sq.Ft.
- Porch (Sq.Ft.): 300 Sq.Ft.
- Garage (Sq.Ft.): 794 Sq.Ft.
- Total Square Feet: 4836 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: 12:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 35
- 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**

- European House Plans Collection
- Stone Village Collection House Plans

## **Plan Styles**

- European House Plans
- Traditional House Plans

## Features

- Arched Entry
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet