



# House Plan 1269 Aspen Valley, Rustic House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1269-aspen-valley>
- Plan Number: NDG 1269
- Total Living Space: 2532 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
- Width Ft.: 69
- Width In.: 10
- Depth Ft.: 62
- Depth In.: 8

## Description

This house features a front entry with stone columns and a 12' vaulted ceiling. The spacious 3 car side entry garage is to the left. The spacious foyer ahead features elegant exposed timber posts. The master suite is roomy with a sitting room and large master bath with a whirlpool tub. You will have a difficult time choosing a favorite room in this house, be it the spacious kitchen, the great room with exposed timber and fireplace, or the relaxing whirlpool tub in the master bath. You are sure to find a room you will love.

## Additional details

- Total Living Space: 2532 Sq.Ft.
- Main Floor: 2532 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 765 Sq.Ft.

- Porch (Sq.Ft.): 504 Sq.Ft.
- Garage (Sq.Ft.): 772 Sq.Ft.
- Total Square Feet: 4573 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: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- Ridge Height (In.): 6
- 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**

- Rustic Ridge House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman Bungalow House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch

- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Media Room
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Sitting Area
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry