



# House Plan 1286 Southbend, Rustic House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1286-southbend>
- Plan Number: NDG 1286
- Total Living Space: 4080 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: 2
- Garage: Yes 3 Bay
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 142
- Width In.: 8
- Depth Ft.: 110
- Depth In.: 6

## Description

This , sprawling rustic home offers over 4,000 square feet of space. The impressive exterior welcomes you with its covered front porch and arched door and the massive 3-car garage that's on a 45 degree angle and arched carriage style doors. Step inside this splendid home and the foyer guides you along a stone half wall into the great room that is truly great. With built-ins, a media center, fireplace and being open to the kitchen, breakfast area, and dining room, the great room is sure to be the gathering spot. Prepare to be in the lap of luxury when you retire to your master suite with a sitting area in a bay window and a private access to the covered grilling porch. Large his and hers closets are just outside the double doors to the master bath. In the master bath you'll find a huge glass shower that has 2 seats and 2 entrances, each door being at a 45 degree angle. Off to the side is the recessed whirlpool tub. And there's even a walk-in linen closet and 2 private toilets. Adjacent to the kitchen is a huge laundry room and a walk-in pantry. Bedrooms 2 and 3 each have walk-in closets and private full bathrooms. The 3-car garage has plenty of

storage space and even has a work shop and a convenient half bathroom.

### **Additional details**

- Total Living Space: 4080 Sq.Ft.
- Main Floor: 4080 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.): 597 Sq.Ft.
- Garage (Sq.Ft.): 2310 Sq.Ft.
- Total Square Feet: N/A
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 10
- Upper Ceiling Height: N/A
- 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.): 31
- 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**

- Luxury House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Oversized Garage
- Peninsula/Eating Bar
- Sitting Area
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry
- Workshop Garage