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# House Plan 1190 Canoe Point II, Riverbend House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1190-canoe-point-ii>
- Plan Number: NDG 1190
- Total Living Space:1472 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 44
- Width In.: 2
- Depth Ft.: 39
- Depth In.: N/A

## Description

NDG 1190

A stunning addition to our Riverbend House Collection, Canoe Point II uniquely sits atop gorgeous stone columns to protect this perfect vacation home from potential flooding. Two sets of stairs lead you onto an 8-foot wrap-around porch, welcoming you into a large Great Room with fireplace to the left and, to the right, a spacious Kitchen and Dining space, where a bar top with seating for 4 allows for quality family time. Down the hall are Bedrooms 1 and 2, as well as a shared hall bath. A stacked washer/dryer maximizes space, and a rear Grilling Porch, complete with a cleaning table and sink may give you a great place to eat and cook with a view. Upstairs, you will find a spacious Loft with a railing overlooking the Great Room below, optimal attic storage, and two optional bedrooms and hall bath. How would you customize this amazing house plan? \*For Slab, BSMT, and WOB options for this design, see plan NDG418

## Customizing This House Plan

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs.

Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans?

Check out our [Modifications FAQ](#) page.

## Additional details

- Total Living Space: 1472 Sq.Ft.
- Main Floor: 1140 Sq.Ft
- Upper Floor (Sq.Ft.): 332 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 199 Sq.Ft.
- Porch (Sq.Ft.): 519 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 2190 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No

- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 8
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl

## **Plan Collections**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Coastal Waterfront Lake House Plans
- Country Home House Plans
- Low Country House Plans
- Rustic House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Bonus Room
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Loft
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Outdoor Living Space

- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in-Pantry
- Wrap-Around Porch