



# House Plan 5285 Coal Creek Manor II, Craftsman House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5285-Coal-Creek-Manor-II-Craftsman-House-Plan>
- Plan Number: MEN 5285
- Total Living Space: 2085 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay
- Garage Type: Angled Garage
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 80
- Width In.: 9
- Depth Ft.: 66
- Depth In.: 9

## Description

### MEN 5285

From award-winning designer Michael E. Nelson comes a stunning addition to our Craftsman House Collection. Coal Creek Manor II is a spacious French country home plan accented with bold Craftsman-style interior and exterior elements. Warm white board and batten siding frame the home exterior. Gray stone and shake siding pops of texture give Coal Creek Manor II a unique, inviting appearance! This traditional design is 2085 sq.ft. with 3 bedrooms and 2 full bathrooms. An Upper Level Bonus Room provides additional space for a variety of favorite hobbies, study spaces, or play zones! Coal Creek Manor II is a stunning starter home for families needing room to grow, or for couples and singles to taking advantage of the roomy design. The covered front porch welcomes guests warmly, and the rear covered porch keeps the festivities going all evening! The

angled 2-bay garage helps keep your vehicles clean and dry, no matter the weather. Garage entry into the mudroom ensures snow days, yard work, or long days at the office can be easily shed to focus on a relaxing break at home.

## **Open Floor Plan**

Coal Creek Manor II begins in the foyer looking out into the great room. To the left, a wide arched frame leads to the semi-formal dining room. Just outside, the great room opens with vaulted ceilings framed by timber beams, emphasizing the lofty ceiling heights! Coal Creek Manor II features a right- or rear-placement fireplace to suit individual preferences, and large windows framing the rear-placement fireplace look out onto the rear covered porch. Keep an eye on kids, pets, or cherished friends' empty glasses while prepping the next meal!

This Craftsman-style house plan features an open floor plan design with the great room and kitchen sharing a large space. The left portion of this space is the kitchen. A high-low bar island offers seating for up to 4 while doubling as additional counter cook space! A modest pantry to the rear of the kitchen keeps ingredients close at hand. The rear of the kitchen is dedicated to a breakfast nook for more casual dining, along with access to the rear covered porch.

## **Split Bedroom Privacy**

The Master Suite Wing of the French country style Coal Creek Manor II plan is set on the left portion of the plan design. Private access to the master suite is reached from the kitchen, and you will find the master bedroom toward the rear of the home plan. Grand vaulted ceilings highlight this extravagant space and a large rear window bathes the room in natural lighting. The luxurious master bath features a dual sink vanity and a corner tile shower and showcases a beautiful free-standing tub! Walk into the master closet from the bath for simple workday readying!

The split bedroom layout amplifies personal space and privacy, with Bedrooms 2 and 3 on the right portion of the Coal Creek Manor II house plan. Both accessible from the foyer, bedroom 2 sits at the front of the floor plan, while bedroom 3 sits at the rear of this right wing. A modest walk-in closet helps organize favorite playthings and ever-growing wardrobes. These bedrooms are separated by a shared full bath in between!

## Upper Level Bonus

A Bonus Room on the upper level provides additional space. Whether you use it as a craft room, study office, or exercise room, the options are nearly endless! Access to the bonus room is located just off the kitchen to minimize obvious living noises reaching the upper level.

## 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: 2085 Sq.Ft.
- Main Floor: 2085 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 378 Sq.Ft.
- Porch (Sq.Ft.): 467 Sq.Ft.
- Garage (Sq.Ft.): 714 Sq.Ft.
- Total Square Feet: 3644 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: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 7

- 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**

- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Craftsman Bungalow House Plans
- French Country House Plans
- Rustic House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Home Office/Study
- Jack & Jill Bathroom
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Single Story
- Split Bedroom Design
- Walk-in Closet