



# House Plan 5295 Spring Mountain Overlook, Rustic House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5295-Spring-Mountain-Overlook-Rustic-House-Plan>
- Plan Number: MEN 5295
- Total Living Space: 1425 Sq.Ft.
- Bedrooms: 1
- Full Baths: 2
- Half Baths: N/A
- Garage: N/A
- Garage Type: N/A
- Carport: No
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 30
- Width In.: 4
- Depth Ft.: 42
- Depth In.: 4

## Description

### MEN 5295

From award winning home designer Michael E. Nelson comes the newest addition to our Rustic House Collection. Boasting a covered front porch, wooden and stone exterior, and a beautiful metal roof, Spring Mountain Overlook is perfect for that cabin retreat home you've been dreaming of. With tons of outdoor living space on both the front and back grilling porch, Spring Mountain Overlook exudes curb appeal while still staying true to its rustic mountain aesthetic. This 1 bedroom house plan boasts a large kitchen and vaulted ceilings and is the perfect mountain getaway.

## Open Floor Design

After taking in all that the covered front porch has to offer, you will find yourself overwhelmed by the, tall vaulted ceiling above the great room. Natural lighting from the exterior windows illuminate the rustic at-home feel of the tall stone fireplace and open floor plan concept. With a large wrap around, eat-at bar top, this space is perfect for entertaining and having friends over to enjoy the mountain views as well.

## **Main Level Master Suite**

Keeping with the great views of the rest of Spring Mountain Overlook, the main floor master bedroom offers multiple vantage points to see your property. With a private bathroom and its own closet storage, the master bedroom offers ample privacy while still being located right off of the great room. An additional exit onto the grilling porch offers great opportunity for outdoor life.

## **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:1425 Sq.Ft.
- Main Floor: 909 Sq.Ft
- Upper Floor (Sq.Ft.): 516 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 375 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1800 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6

- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 9:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 23
- Ridge Height (In.): 6
- Insulation Exterior: R19
- 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**

- Affordable House Plans Collection
- Elk Valley Cabin Collection
- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Country Home House Plans
- Craftsman Bungalow House Plans
- Low Country House Plans
- Mountain House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Formal Dining Room

- Great Room
- Grilling Porch
- Open Floor Plan House Plans
- Peninsula/Eating Bar