



# House Plan 1193 Trout Run Retreat, American Woodlands House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1193-trout-run-retreat>
- Plan Number: NDG 1193
- Total Living Space: 3447 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Court Yard
- Carport: N/A
- Carport Type: N/A
- Stories: 2.5
- Width Ft.: 59
- Width In.: 10
- Depth Ft.: 88
- Depth In.: N/A

## Description

# NDG 1193

The newest addition to our American Woodlands House Collection, Trout Run Retreat showcases a blend of shake and board and batten siding with stone accents throughout, making for a gorgeously diverse exterior. Stepping inside, you will find yourself in a brief Foyer, partially open to the formal Dining Room to the left, each boasting a stunning 10-foot ceiling. The open floor plan beckons you farther into the home, where the spacious Great Room with a cozy fireplace serves as the perfect family gathering place. A vaulted ceiling decorated with timber beams continues into the Screened Porch just outside, which also features a corner fireplace, making this outdoor space perfect for all kinds of weather! The large center island with seating for 7 separates the Kitchen from the Great Room, and its featured sink and dishwasher face the Great Room, so the chore of

cleaning and meal prep will never be secluded from the festivities! Tucked away in its own little space adjacent to the Screened Porch is the cozy Breakfast Room, where transom windows on two sides will allow you to enjoy the view of nature while sipping your morning coffee.

The left wing of Trout Run Retreat houses the luxurious Master Suite, where a huge bedroom with an intricate vaulted ceiling leads way to the Master Bath through charming barn doors. Here, you will enjoy double sinks, a corner shower and free-standing tub, and an enormous walk-in closet with access to the Laundry Room. This Laundry Room is located just outside the Mudroom, which serves as entry to the 2-car garage and leads into a hallway with designated space for storage bins and a bench with hanging storage. On the right side of Trout Run Retreat, Bedroom 2 enjoys front-facing windows with space that would be perfect for a window seat. A Jack and Jill style bath leads you into the Study, and just outside you will find a staircase to the basement below. These stairs will take you into the Game Room/Den, perfect for entertaining or even just family game night. Bedroom 3 is perfect for a teenager or two children, with a ton of space, a huge walk-in closet, and private access to the full bath. A Storage/Hobby Room is available for anything you please, and the lower Deck is perfect for getting that much-needed vitamin D. The entertaining continues above the garage with an optional Bonus/Media Room! How would you customize this amazing house plan?

## **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 experienced 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:3447 Sq.Ft.

- Main Floor: 2202 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 1245 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 364 Sq.Ft.
- Porch (Sq.Ft.): 350 Sq.Ft.
- Garage (Sq.Ft.): 617 Sq.Ft.
- Total Square Feet: 4414 Sq.Ft.
- Customizable: N/A
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: 10
- Roof Type: Shingle
- Main Roof Pitch: 12:12
- Porch Roof Pitch: 12:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- Ridge Height (In.): N/A
- Insulation Exterior: R19
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Optional Crawl
- Optional Slab
- Daylight/Walkout Basement

## **Plan Collections**

- American Woodlands House Plans Collection
- Angler Mountain House Plans Collection
- Arts and Crafts House Plans Collection
- Rustic Ridge House Plans Collection

## **Plan Styles**

- Craftsman Bungalow House Plans
- Mountain House Plans
- Rustic House Plans

## Features

- Bonus Room
- Bonus Room Over Garage
- Bonus/Game and Media Room
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Game Room
- Great Room
- Home Office/Study
- Jack & Jill Bathroom
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Two Story
- Vaulted High Cathedral Ceiling
- Walk-in Closet