



# House Plan 1380 Cliffs, Angler Mountain House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1380-cliffs>
- Plan Number: NDG 1380
- Total Living Space: 3579 Sq.Ft.
- Bedrooms: 4
- Full Baths: 4
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Angled Garage
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 93
- Width In.: 6
- Depth Ft.: 70
- Depth In.: 9

## Description

### NDG 1380

A stunning addition to our Angler Mountain House Collection, Cliffs is packed with character, featuring timber beams inside and out and wooden columns on stone bases. Invited inside by a covered front porch, you will find a large Great Room with a vaulted ceiling of timber truss beams and a large fireplace. The Great Room is open to the Kitchen/Dining area, where a large eat-at island bar just ahead of the dining table allows for quality time spent with family and friends. Accessible from the Great Room and Kitchen, the Outdoor Living Space comes complete with a fireplace that is perfect for hosting gatherings or casual meals. After calling it a night, your overnight guests will be delighted to find their private quarters just off the Foyer. This Guest Room has plenty of space below a beautiful vaulted ceiling, as well as a private bath and walk-in closet. Also off the Foyer is a convenient half bath and stairs leading down to the basement.

The right wing of the Cliffs house plan is almost entirely occupied by your luxurious Master Suite. The huge master bedroom boasts tons of natural light from a bank of rear-facing windows, as well as private access to the rear Deck. The Master Bath has everything you could ask for, including dual sinks, a glass shower with a seat, whirlpool tub, and large walk-in closet. Downstairs is another Master Suite with roughly the same amenities, perfect for an in-laws suite or space for a teenager. There is also a huge Media/Game Room with a fireplace, another bedroom and bath, and a large Safe Room. An additional outdoor space can also be enjoyed and is accessible from both bedrooms. 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: 3579 Sq.Ft.
- Main Floor: 1807 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): 1772 Sq.Ft.
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 804 Sq.Ft.
- Garage (Sq.Ft.): 649 Sq.Ft.
- Total Square Feet: 5032 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A
- Roof Type: Shingle

- Main Roof Pitch: 10:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 23
- Ridge Height (In.): 6
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Daylight/Walkout Basement
- Finished Basement

## **Plan Collections**

- Angler Mountain House Plans Collection
- Customizable Exteriors House Plans Collection

## **Plan Styles**

- Coastal Waterfront Lake House Plans
- Mountain House Plans
- Rustic House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Game Room
- Great Room
- Kitchen Island
- Main Floor Master
- Media Room
- Mudroom
- No Formal Dining
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar

- Saferoom
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch