



# House Plan 114-1B Spruce Street, Affordable House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plans114-1b-spruce-street>
- Plan Number: NDG 114-1B
- Total Living Space: 1525 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 51
- Width In.: 6
- Depth Ft.: 49
- Depth In.: 10

## Description

### NDG 114-1B

A stunning addition to our Affordable House Collection, Spruce Street beckons you to welcome friends and neighbors on its cozy front porch. Leading your guests through the foyer, you will enter a spacious great room with convenient access to the dining room. Entertaining becomes simple for the grill masters on the convenient rear grilling porch accessible from the great room. When the weather is less than grill-worthy, an open bar in the kitchen serves as the perfect space to gather. As the night falls and your guests leave, retreat to your master bath and relax in the whirlpool tub, flanked by spacious his and her closets. 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 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:1525 Sq.Ft.
- Main Floor: 1525 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 518 Sq.Ft.
- Garage (Sq.Ft.): 417 Sq.Ft.
- Total Square Feet: 2460 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 21
- Ridge Height (In.): N/A
- 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**

- Affordable House Plans Collection

## **Plan Styles**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Home Office/Study
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet