



# House Plan 1216 River Falls, Riverbend House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1216-river-falls>
- Plan Number: NDG 1216
- Total Living Space:2207 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: No
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 36
- Width In.: 6
- Depth Ft.: 76
- Depth In.: 8

## Description

Enjoy the view from the covered porch and deck featured on this rustic Nelson Design Group home. Entry from either side of the covered porch will take you and your guests into the stunning, open dining room. Only the pass through fireplace separates the dining room from the generous great room. Your private master suite is also located on the main floor of this home. Once upstairs, you'll be able to appreciate the view from the loft on your way to the built-in computer center. Two additional bedrooms and a full bath occupy the rest of the upper floor; perfect for overnight guests or the kids.

Please note: Choosing the basement option will remove the half bath.

## Additional details

- Total Living Space:2207 Sq.Ft.
- Main Floor: 1463 Sq.Ft

- Upper Floor (Sq.Ft.): 744 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 891 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 3098 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: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 23
- Ridge Height (In.): 4
- 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**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Barndominium / Shop House Plans
- Coastal Waterfront Lake House Plans
- Country Home House Plans
- Low Country House Plans
- Mountain House Plans
- Rustic House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Great Room
- Grilling Porch
- Jack & Jill Bathroom
- Loft
- Main Floor Master
- Narrow Lot House Plans
- No Formal Dining
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch