



# House Plan 1009 The Rio, Modern House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1009-rio>
- Plan Number: SMN 1009
- Total Living Space: 1806 Sq.Ft.
- Bedrooms: 3
- Full Baths: 3
- Half Baths: N/A
- Garage: 1 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 39
- Width In.: 4
- Depth Ft.: 44
- Depth In.: 10

## Description

This stunning and unique house plan is sure to catch the eye with its mixed siding, clean lines and modern design. Step into the open living area and kitchen, the perfect set up for any family to be able to spend more time together. Bedroom 3 is privately tucked away on the left side of the home while bedroom 2 and the master suite are located on the top floor, each with a bathroom.

## Additional details

- Total Living Space: 1806 Sq.Ft.
- Main Floor: 1186 Sq.Ft
- Upper Floor (Sq.Ft.): 620 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 177 Sq.Ft.
- Garage (Sq.Ft.): 322 Sq.Ft.
- Total Square Feet: 2305 Sq.Ft.

- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 3:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 8
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Customizable Exteriors House Plans Collection
- Modern House Plan Collection
- Seth M. Nelson House Plans Collection

## **Plan Styles**

- Contemporary Modern House Plans
- Mediterranean House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Loft

- [Narrow Lot House Plans](#)
- [Open Floor Plan House Plans](#)
- [Split Bedroom Design](#)