



# House Plan 1110 Brushy Creek, Riverbend House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1110-brushy-creek>
- Plan Number: NDG 1110
- Total Living Space:1451 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 37
- Width In.: 8
- Depth Ft.: 38
- Depth In.: 4

## Description

This cabin plan features just less than 1,500 square feet of living space with 3 bedrooms and 2 full baths. As you walk up to the home, the first thing you notice is the large covered front porch. Ideal for relaxing on those hot summer days, this porch is a perfect oasis from the midday heat. As you enter the home you find yourself in an open floor plan with a Den, Dining Area and Kitchen.

The Den features a large stonework fireplace while the kitchen gives you plenty of counter space and bar seating for 4. The Kitchen also features a built in pantry right beside the refrigerator. No extra steps getting the ingredients for dinner! The Dining Area features a large window that leads out into the rear of the home for optimal natural lighting as well as spectacular views.

There is a door from the Dining Area that leads out onto a grilling porch at the rear of the home. The grilling porch has a door for the storage room that gives you space for your hot water heater and important outdoor equipment.

The Dining Area also opens up to a supply closet as well as a small laundry area with room for a stacked washer and dryer combo. From the laundry area you find yourself in the first of the two bathrooms. The laundry area also leads to the first bedroom with a large closet area.

From the Den you can make your way up the stairs to the second floor. There is storage under the stairs as well. I know we had an apartment that had storage under the stairs and it was the most convenient place to keep the vacuum cleaner.

The second floor holds Bedrooms 2 and 3 each with their own window overlooking the porch. The second bathroom is also on the second floor to share. This home is the perfect little cabin!

### **Additional details**

- Total Living Space: 1451 Sq.Ft.
- Main Floor: 868 Sq.Ft
- Upper Floor (Sq.Ft.): 583 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 392 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1843 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 9:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 21
- Ridge Height (In.): 8
- 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**

- Coastal Waterfront Lake House Plans
- Country Home House Plans
- Low Country House Plans
- Mountain House Plans
- Rustic House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Grilling Porch
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in-Pantry