



# House Plan 1397 Greenbriar Court, Multi-Family House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1397-greenbriar-court>
- Plan Number: NDG 1397
- Total Living Space: 1040 Sq.Ft.
- Bedrooms: 2
- Full Baths: 2
- Half Baths: 1
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 71
- Width In.: 8
- Depth Ft.: 30
- Depth In.: N/A

## Description

This beautiful 4-plex house plan is the perfect investment property. The open floor plan downstairs allows for a spacious living room and kitchen as well as a convenient half bath and a pantry. Upstairs you'll find 2 bedrooms each with their own bathroom.

Heating/Cooled Main Floor: Units 1 & 4 is 540 Sq.Ft

Heating/Cooled Main Floor: Units 2 & 3 is 526 Sq.Ft

Heating/Cooled Upper Floor: Units 1 & 4 is 500 Sq.Ft

Heating/Cooled Upper Floor: Units 2 & 3 is 490 Sq.Ft

Heating/Cooled Total: Units 1 & 4 is 1040 Sq.Ft

Heating/Cooled Total: Units 2 & 3 is 1016 Sq.Ft

## **Additional details**

- Total Living Space: 1040 Sq.Ft.
- Main Floor: 540 Sq.Ft
- Upper Floor (Sq.Ft.): 500 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): N/A
- Garage (Sq.Ft.): N/A
- Total Square Feet: 2056 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: 7:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 30
- 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

## **Plan Collections**

- Multi-Family House Plans Collection

## **Plan Styles**

- European House Plans
- Rustic House Plans
- Traditional House Plans

## Features

- Decks Patios Balconies
- Great Room
- Open Floor Plan House Plans
- Peninsula/Eating Bar