



# House Plan 5246 Manson Manor II, Contemporary Modern House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-5246-manson-manor-ii-contemporary-modern-house-plan>
- Plan Number: MEN 5246
- Total Living Space: 2681 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 81
- Width In.: 8
- Depth Ft.: 82
- Depth In.: N/A

## Description

### MEN 5246

From award-winning designer comes a stunning addition to our Contemporary Modern House Collection. A delightfully updated rendition of the 70s contemporary modern style, Manson Manor II is 2,681 sq.ft. with 4 bedrooms, 3 full baths, and one half bath. With a mix of brick and board & batten siding, this low country prairie-style home features a charming exterior, with dedicated space for planters and greenery in front. Exceptional natural lighting will highlight the gorgeous sunken floor in the Great Room for a unique callback to an older decade with all the modern amenities you crave!

## Sunken Floor Design

Brick columns line the porch for a private, intimate entryway. Passing the planter area, French doors open into the Foyer. Bringing the exterior elements indoors, Manson Manor II uses a 24" high brick half-wall to create a separate space for the Great Room without losing the spacious open floor plan characteristics. Past this wall is a step down into the sunken floor of the great room. A fireplace to the right lends to the intimacy of this space for cozy mornings and late-night social hours, while wide patio doors accessing the covered outdoor living area allow for tons of natural light to pour in.

To the left of Manson Manor II, a small step up from the sunken floor great room leads you through a set of brick columns into the Kitchen. Built-in shelves frame the brick columns for added storage space. A high-low island provides additional seating for up to five, and ample counterspace leaves room for a freezer separate from your refrigerator. To the rear of this space is the Dining area, where large sets of windows provide a great view of the stone patio and fireplace. A side entry to the covered outdoor living area on the right makes grilling a breeze!

## **Master Suite Experience**

Turning left from the foyer leads down a brief hallway, past the open entry to the kitchen, to the Master Suite entrance. The master bedroom is a generously sized room with patio doors leading to the stone patio and fireplace. Looking to the front of the Manson Manor II plan is the Master Bath. Dual vanities separated by a linen closet mean no more arguing over counterspace! With a large enclosed shower beside a free-standing tub, this private oasis allows you to relax your own way!

Ahead is the extensively large walk-in closet with plenty of storage space for your favorite sweaters. A few simple steps from here to the adjoined laundry room is sure to keep your space neat!

## **Garage Entry**

Across from the laundry room is the mudroom area, where you can enjoy quick access to and from the 2-car garage for fast exit and entry. A built-in bench with hanging space makes for an easy drop-off station at the end of day. The half bath located here is ideal for a final look before starting

your busy day and easy clean-up after yardwork.

## **Split Bedroom Design**

Turning right from the foyer will take you to Bedrooms 2, 3, and 4. Bedroom 2 sits at the front of Manson Manor II. Front-facing windows bring in natural lighting and a lovely view of the neighborhood. This bedroom has a medium-sized step-in closet with plenty of storage room. Walking towards the rear of the home from bedroom 2 leads to the 2nd full bath. This bathroom can be accessed from the brief hallway or directly from Bedroom 3. With a dual vanity and privately enclosed toilet and bath, this bathroom is designed as a community shared space.

Slightly smaller than bedroom 2, Bedroom 3 rests on the far right of the floor plan, with side windows to draw in natural lighting. Bedroom 3 also has a large step-in closet for storage.

Continuing down the brief hallway to the rear of Mason Manor II, you will find yourself in Bedroom 4, or the Guest Room. Bedroom 4 has rear-facing windows to look out upon the back property, and a side entry opens onto the covered outdoor living area. Although bedroom 4 is the smallest of the three bedrooms, it enjoys its own private bathroom with an enclosed shower, as well as a large walk-in closet.

## **Outdoor Spaces**

The large outdoor living area can be accessed from the Great Room, Dining area, and the Guest Bedroom. This space is lined with brick column elements to unite the front exterior design with the rear of the home. As a covered space, the outdoor living area is ideal for socialization, patio tables, and iced drinks. This space leads to the stone patio and fireplace. The patio is not under the covered section, making for the perfect place for grilling and outdoor cooking.

## **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@nelsondesignngroup.com](mailto:info@nelsondesignngroup.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: 2681 Sq.Ft.
- Main Floor: 2681 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.): 409 Sq.Ft.
- Garage (Sq.Ft.): 640 Sq.Ft.
- Total Square Feet: 3730 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 3:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 14
- Ridge Height (In.): 10
- 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**

- Michael E. Nelson House Plans Collection
- Prairie Home Collection

## **Plan Styles**

- Contemporary Modern House Plans
- Prairie Style House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Formal Dining Room
- Great Room
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Single Story
- Split Bedroom Design
- Walk-in Closet