



# House Plan 102-2 Spruce Street, Traditional House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-102-2-spruce-street>
- Plan Number: NDG 102-2
- Total Living Space:1464 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 48
- Width In.: N/A
- Depth Ft.: 58
- Depth In.: N/A

## Description

# NDG 102-2

A stunning addition to our Affordable House Collection, Spruce Street gives a stunning contrast of a brick exterior against classic wood shutters. With an open floor plan, this adorable home is perfect for family gatherings. The comfortable great room, with a cozy gas fireplace and 9-foot boxed ceiling, will accommodate the whole family and then some. Your spacious kitchen will be most convenient when preparing those last-minute details, and an eat-at bar counter can double as a buffet for your large dining room. To the right of Spruce Street, you will find Bedrooms 2 and 3 with a shared full bathroom in between. Bedroom 3 offers a spacious walk-in closet, while bedroom 2 features a vaulted ceiling. Located at the opposite end of the house plan, the Master Suite provides distance from the children for retreat and relaxation when things get too hectic. A 9-foot boxed ceiling adds charm to the bedroom, while a large walk-in closet within the full Master

Bath allows for maximum clothing storage. A dual sink vanity will keep you and your partner from bumping elbows in the mornings. Access to the 2-car garage from the kitchen also makes sure your morning exits are quick and easy! An optional basement can easily be added to this home. How would you customize this amazing house plan?

## 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@nelsondesigngroup.com](mailto:info@nelsondesigngroup.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: 1464 Sq.Ft.
- Main Floor: 1464 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.): 260 Sq.Ft.
- Garage (Sq.Ft.): 416 Sq.Ft.
- Total Square Feet: 2140 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 18
- Ridge Height (In.): 6
- 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**

- Affordable House Plans Collection

## **Plan Styles**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet