



# House Plan 772 Magnolia Drive, Farmhouse House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-772-magnolia-drive>
- Plan Number: NDG 772
- Total Living Space: 2422 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 76
- Width In.: N/A
- Depth Ft.: 52
- Depth In.: 6

## Description

A column-lined covered front porch accents this home from Nelson Design Group. Your family will love the kitchen, centrally located between the dining and breakfast room. When weather allows, entertain your guests on the enormous grand grilling porch at the rear of this home. The amenity-filled master suite is also located on the main floor. The upper floor houses two secondary bedrooms, a full bath, and a large Bonus/Home Theater, perfect for family movie nights.

## Additional details

- Total Living Space: 2422 Sq.Ft.
- Main Floor: 1778 Sq.Ft.
- Upper Floor (Sq.Ft.): 644 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 384 Sq.Ft.
- Porch (Sq.Ft.): 729 Sq.Ft.
- Garage (Sq.Ft.): 687 Sq.Ft.

- Total Square Feet: 4213 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: 12:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 32
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Styles**

- Country Home House Plans
- Farmhouse House Plans
- Low Country House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Balcony
- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Home Theater
- Main Floor Master

- Nook/Breakfast Area
- Open Floor Plan House Plans
- Oversized Garage
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet