



# House Plan 1117B Brittany Lane, Traditional House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1117b-brittany-lane>
- Plan Number: NDG 1117B
- Total Living Space: 2405 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: N/A
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 66
- Width In.: 4
- Depth Ft.: 67
- Depth In.: 2

## Description

# NDG 1117B

A stunning addition to our Traditional House Collection, Brittany Lane will prove perfect for your family. A French Traditional roofline gives this home so much curb appeal! Inside has its own appeal, with a spacious Great Room before a cozy fireplace and media center stunning guests as they walk in. French Doors add charm to this space, leading out onto the covered rear porch for an additional gathering space. To the right of the Great room is another space, where an eat-at center island in the Kitchen opens to a cozy Hearth Room and Breakfast Room. A computer center is also found here, allowing you to work in the company of your family. The laundry room is also accessed from here, and a formal Dining Room is separated from the Great Room by 8-foot columns. On the opposite side of Brittany Lane are the bedrooms. The Master Suite is found at the rear, and here, you will enjoy a spacious bedroom with a sitting area beside a cozy bay window.

The Master Bath is nothing short of luxury, with tons of space to relax, his and her vanities, a corner whirlpool tub and separate glass shower, and a massive walk-in closet. Down the hall are Bedrooms 3 and 4, which share a bathroom across the hall. Bedroom 2 also doubles as a Study and is equipped with a walk-in closet, book shelves, and a private bath with a dual sink vanity. Upstairs, you will also find a Bonus Room, perfect to suit any additional needs. 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: 2405 Sq.Ft.
- Main Floor: 2405 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 358 Sq.Ft.
- Porch (Sq.Ft.): 393 Sq.Ft.
- Garage (Sq.Ft.): 762 Sq.Ft.
- Total Square Feet: 3918 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: 10:12
- 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
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Styles**

- French Traditional House Plans
- Luxury House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Sitting Area
- Walk-in Closet
- Walk-in-Pantry