



# House Plan 1202 River View II, Riverbend House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1202-river-view-ii>
- Plan Number: NDG 1202
- Total Living Space: 1178 Sq.Ft.
- Bedrooms: 2
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 30
- Width In.: 4
- Depth Ft.: 44
- Depth In.: 6

## Description

This quaint and charming home is perfect for a water front property or weekend getaway.

Featuring a large front covered porch, The large Great Room within has a fireplace and access to the rear grilling porch. Off of the great room is the kitchen with an eat-at peninsula bar and a breakfast area. Bedroom 1 is located in the back left corner of the home with a closet and nearby stack-able washer and dryer and a full bathroom. Upstairs you'll find the loft that could be a second bedroom and overlooks the great room with a full bathroom.

\*For optional foundations such as Slab, BSMT, and WOB, see plan NDG421

## Additional details

- Total Living Space: 1178 Sq.Ft.
- Main Floor: 859 Sq.Ft
- Upper Floor (Sq.Ft.): 319 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 256 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1434 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Metal
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- 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

## **Plan Collections**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Coastal Waterfront Lake House Plans
- Country Home House Plans
- Low Country House Plans
- Rustic House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch

- Great Room
- Grilling Porch
- Loft
- Narrow Lot House Plans
- No Formal Dining
- Nook/Breakfast Area
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling