



# House Plan 1220 Bluffs at Norfolk, Riverbend House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1220-bluffs-norfolk>
- Plan Number: NDG 1220
- Total Living Space: 3003 Sq.Ft.
- Bedrooms: 4
- Full Baths: 3
- Half Baths: 1
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 79
- Width In.: 2
- Depth Ft.: 76
- Depth In.: 8

## Description

If you are looking to build a great rustic waterfront home then this house plan could be perfect for you! Stone, board and batten, and lap siding all compliment each other beautifully for this River Bend home. Fall days enjoying the weather on the large wrap around porch or make your way into the Foyer to enjoy the beauty wrapped inside. The Foyer leads you into the Kitchen and Great Room separated by a fireplace and V'd kitchen wall. The open Great Room has plenty of room for entertaining and Large windows to enjoy the view. The unique Kitchen design will wow friends and family alike with its large island and indoor grill. With the attached Dining Room you have the perfect place to serve your guests. In the rear of the home is a Half Bath, the Laundry Room and the Spacious Master Suite. This Master Suite is complete with its own covered porch and a large Mast Bath. Upstairs are Bedrooms 2 and 3 with a jack and jill style bath between them and Bedroom 4 with a hall bath located just outside in the hallway.

## **Additional details**

- Total Living Space: 3003 Sq.Ft.
- Main Floor: 1861 Sq.Ft
- Upper Floor (Sq.Ft.): 1142 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 757 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 4516 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: 4:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 23
- Ridge Height (In.): 2
- 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**

- Riverbend Cabin House Plans Collection

## **Plan Styles**

- Coastal Waterfront Lake House Plans
- Country Home House Plans

- Low Country House Plans
- Mountain House Plans
- Southern House Plans

## **Features**

- Balcony
- Covered Front Porch
- Covered Rear Porch
- Decks Patios Balconies
- Detached Garage
- Formal Dining Room
- Great Room
- Grilling Porch
- Kitchen Island
- Loft
- Main Floor Master
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling
- Walk-in Closet
- Walk-in-Pantry
- Wrap-Around Porch