



# House Plan 1224 Stone Brook II, Riverbend House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1224-stone-brook-ii>
- Plan Number: NDG 1224
- Total Living Space: 1425 Sq.Ft.
- Bedrooms: 2
- Full Baths: 2
- Half Baths: N/A
- Garage: No
- Garage Type: N/A
- Carport: N/A
- Carport Type: N/A
- Stories: 1.5
- Width Ft.: 36
- Width In.: 2
- Depth Ft.: 48
- Depth In.: N/A

## Description

As she walked down the stairs from the loft, she could see the sun rising like a fire. Across the horizon, when she sat on the window seat and stared out into the dawning of a new day, she could see the water rippling onto the shore to greet the stones for the first time that day. Catching a glimpse of movement, her eyes focused on her husband displaying a stringer of fish caught that morning in River Bend. This would be the first of many memorable weekends and vacations at Stone Brook.

\*For Slab, BSMT, and WOB options for this design, see plan NDG422

## Additional details

- Total Living Space: 1425 Sq.Ft.
- Main Floor: 1016 Sq.Ft
- Upper Floor (Sq.Ft.): 409 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 315 Sq.Ft.
- Garage (Sq.Ft.): N/A
- Total Square Feet: 1740 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
- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Great Room
- Grilling Porch
- Loft

- Main Floor Master
- Narrow Lot House Plans
- No Formal Dining
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Split Bedroom Design
- Vaulted High Cathedral Ceiling