



# House Plan 1324 Angler Falls, Riverbend House Plan

## Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1324-angler-falls>
- Plan Number: NDG 1324
- Total Living Space: 1379 Sq.Ft.
- Bedrooms: 3
- 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.: 31
- Width In.: 8
- Depth Ft.: 38
- Depth In.: 4

## Description

This charming home is part of our Riverbend Collection. The timber columns with their stone bases welcome you to the front covered porch. You'll stay warm in the cozy den by the stone fireplace. The kitchen and dining area are open to the den and there's a grilling porch off of the dining area. Bedroom 1 has a walk-in closet. Bedrooms 2 and 3 are upstairs with another full bathroom.

## Additional details

- Total Living Space: 1379 Sq.Ft.
- Main Floor: 867 Sq.Ft
- Upper Floor (Sq.Ft.): 512 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 252 Sq.Ft.
- Garage (Sq.Ft.): N/A

- Total Square Feet: 1631 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: 9:12
- Porch Roof Pitch: 5:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 22
- Ridge Height (In.): 8
- 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**

- Arts & Crafts House Plans
- Country Home House Plans
- Craftsman Bungalow House Plans
- Low Country House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room

- Grilling Porch
- Narrow Lot House Plans
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry