Photos or renderings will vary from actual plan.

**Specifications**

- Total Living Area: 2,143 sq.ft.
- Main Living Area: 1,086 sq.ft.
- Upper Living Area: 1,057 sq.ft.
- Garage area: 462 sq.ft.
- House Width: 48'0
- House Depth: 36'0
- Bedrooms: 4
- Baths: 2 1/2
- Max Ridge Height: 27'0
- Primary Roof Pitch: 6/12
- Porch: 60 sq.ft.
- Deck: 178 sq.ft.
- Formal Dining Room: Yes
- Fireplace: Yes
- Main Ceiling Height: 8'
- Upper Ceiling Height: 8'
- Foundation: B, C, S
- Walls: 2x6
- Plan: 20179

**Classic styling with sunken hearth room**

The classic clapboard exterior of this home, graced with artful detailing, brings back memories of long ago. But its wide-open interior spaces takes it right into the future. A staircase to the four upper-level bedrooms dominates the central foyer. Back on the main floor, you’ll find a huge living room that flows into the formal dining room in an open arrangement. A hallway past the powder room leads to family areas overlooking the rear deck.
# Oaks Home Collection

**Your Oaks home package will include these basic package components:**

*(Upgrades and substitutions are available on most components)*

## Exterior Shell Package
- Blueprints
- Treated sill plates
- Floor joists and rim joists
- 3/4" plywood floor
- 2"x6" wall framing
- OSB wall sheathing
- Building wrap
- Roof rafters or trusses per plan
- OSB roof sheathing
- Fiberglass roofing shingles
- Aluminum drip edge
- Roofing felt
- Roof ventilation
- Insulated windows
- Exterior trim
- Fiber cement siding
- Fiber cement soffit & fascia
- Fiber cement trim
- Gutters and downspouts
- Insulated exterior doors
- Exterior locksets
- Nails and hardware

## Interior Package
- R-19 wall insulation
- R-30 ceiling insulation
- Insulation baffles
- Drywall,
- Drywall finishing materials
- Colonist primed interior doors
- 2 ¼” fingerjoint Colonial casing
- 3 ¼” fingerjoint Colonial base
- Shelving & closet rods
- Privacy and passage locks
- Fasteners and adhesives

## Kitchen and Bath Packages
- Timberlake Tahoe Kitchen cabinets
- Post-formed laminated countertop
- Stainless steel double bowl sink
- Timberlake Tahoe Bathroom vanities
- Cultured marble vanity tops
- Bath cabinets & mirrors
- Tub/shower units

## The following materials and services are not supplied by 84 Lumber:
- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Finish flooring

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To order plans call 1-800-359-8484, or see your local 84 Lumber associate.