Oxford 1,456 sq. ft.

**Specifications**

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Living Area:</td>
<td>1,456 sq.ft.</td>
</tr>
<tr>
<td>Garage area:</td>
<td>456 sq.ft.</td>
</tr>
<tr>
<td>Garage bays:</td>
<td>2</td>
</tr>
<tr>
<td>House width:</td>
<td>50'</td>
</tr>
<tr>
<td>Bedrooms:</td>
<td>3</td>
</tr>
<tr>
<td>Full baths:</td>
<td>2</td>
</tr>
<tr>
<td>House depth:</td>
<td>45'5</td>
</tr>
<tr>
<td>Primary Roof Pitch:</td>
<td>6/12</td>
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<tr>
<td>Porch</td>
<td>32 sq.ft.</td>
</tr>
<tr>
<td>Vaulted Ceiling:</td>
<td>Yes</td>
</tr>
<tr>
<td>Main Ceiling Height:</td>
<td>8’</td>
</tr>
<tr>
<td>Wall:</td>
<td>2x6</td>
</tr>
<tr>
<td>Foundation:</td>
<td>B, C, S</td>
</tr>
<tr>
<td>Plan#:</td>
<td>20164</td>
</tr>
</tbody>
</table>

**One Perfect Level**

This big-hearted home delivers all the necessities, plus some! The entry foyer leads to a big, bright living room with fireplace. The kitchen is loaded with wholesome ingredients: lunch counter, recipe desk, shelving, storage, laundry and open access to the dining room. Sleeping quarters are nestled on the opposite side of the home. The master suite with walk-in closet and wonderful windowing has a private bath with a tub tucked beneath a window. Bedrooms #2 and #3 sleep beneath their own front windows.

Photos or renderings will vary from actual plan.
Your Oaks home package will include these basic package components:
(Upscalages 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

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