

84 Homes Ballpark Price List

-----> Option packages apply to Affordable Collection only <-----

House	Area (sq. ft.)	Collection	Page	B.R.	Baths	House price	Garage	Front porch	Fireplace	Deck	Angle bay(s)	Box bay(s)	Dormers	Turned gables	Family room	Enhanced plan
-------	-------------------	------------	------	------	-------	----------------	--------	----------------	-----------	------	-----------------	---------------	---------	------------------	----------------	------------------

Ranch																
<i>Elkview</i>	576	Affordable	2	2	1	16,129	3,954	809	1,736	839						23,467
<i>Westhaven</i>	982	Affordable	2	3	1	25,751	5,466	Std.		1,077						32,294
<i>St. Albans</i>	1,120	Affordable	3	3	2	26,944	5,466	1,140	1,736	1,077		591				36,954
<i>Bluff City</i>	1,288	Affordable	3	3	2	30,078	5,466	3,433	1,736	1,077		591				42,381
<i>Hickory</i>	1,456	Affordable	4	3	2	39,229	5,466		1,736	1,077	2,102					49,610
<i>Oxford</i>	1,456	Oaks	4	3	2	53,719	<----- Oaks Homes include specifications per plan ----->									
<i>Savannah</i>	1,492	Oaks	5	3	2	50,714	<----- Oaks Homes include specifications per plan ----->									
<i>Loyalhanna</i>	1,518	Affordable	5	3	2	37,856	5,466	Std.	1,736	1,077	2,102					48,237
<i>Wellsburg</i>	1,533	Affordable	6	3	2	37,922	Std.		1,736	1,077						40,735
<i>Cottagewood</i>	1,575	Oaks	6	3	2	56,999	<----- Oaks Homes include specifications per plan ----->									
<i>Albany</i>	1,583	Oaks	7	3	2	58,662	<----- Oaks Homes include specifications per plan ----->									
<i>Clarissa</i>	1,686	Oaks	7	3	2	63,580	<----- Oaks Homes include specifications per plan ----->									
<i>Hartwood</i>	1,738	Oaks	8	3	2	67,385	<----- Oaks Homes include specifications per plan ----->									
<i>Havenwood</i>	1,831	Oaks	8	3	2 ½	64,056	<----- Oaks Homes include specifications per plan ----->									
<i>Northport</i>	1,858	Affordable	9	3	2	44,817	Std.	Std.	1,736	1,077	1,051		1,978			50,659

Narrow Lot

<i>Lexington</i>	1,405	Affordable	10	3	2	36,229	5,411	Std.	1,736	1,077	1,051					45,504
<i>Winchester</i>	1,620	Affordable	10	4	2	40,097	5,414	Std.	1,736	927	1,051					49,225
<i>Louisville</i>	2,094	Affordable	11	4	2 ½	44,854	5,466	Std.	2,543	1,077	1,051					54,991

Split & Bi-level

<i>Wexford</i>	1,027	Affordable	12	3	2	34,876	Standard		2,543	1,077					2,828	41,324
<i>Newbury</i>	1,632	Affordable	12	4	2 ½	36,536	5,466		2,543	1,077						45,622
<i>Huntington</i>	2,387	Oaks	13	3	2 ½	70,848	<----- Oaks Homes include specifications per plan ----->									

Vacation

<i>Watertown</i>	1,241	Affordable	14	3	2	33,277			1,736	Std.						35,013
<i>Pocomoke City</i>	1,245	Affordable	15	3	1 1/2	36,764			1,736	Std.	1,051					39,551
<i>Lakewood</i>	1,412	Affordable	15	3	1 1/2	32,540			2,543	1,924						37,007

Townhomes (price includes one party wall)

<i>16' Townhouse</i>	1,056	Affordable	16	2	1 ½	27,512	Std.		2,543	674		666		796		32,191
<i>20' Townhouse</i>	1,444	Affordable	17	3	2 ½	32,534	Std.	Std.	2,543	790		512		2,057		38,436

84 Homes Ballpark Price List

-----> Option packages apply to Affordable Collection only <-----

House	Area (sq. ft.)	Collection	Page	B.R.	Baths	House price	Garage	Front porch	Fireplace	Deck	Angle bays	Box bays	Dormers	Turned gables	Family room	Enhanced plan
-------	----------------	------------	------	------	-------	-------------	--------	-------------	-----------	------	------------	----------	---------	---------------	-------------	---------------

1-1/2 Story

Manahawkin	1,589	Affordable	18	2	1 1/2	36,579	6,440	Std.	2,543	1,249	1,051		Std.		5,694	53,556
Auburn	1,784	Oaks	19	3	2 ½	59,194	-----> Oaks Homes include specifications per plan <-----									
Highland	1,894	Oaks	20	3	2 ½	62,632	-----> Oaks Homes include specifications per plan <-----									
Farmington	1,907	Oaks	21	3	2 ½	63,568	-----> Oaks Homes include specifications per plan <-----									
Cape May	1,915	Affordable	22	4	3	46,484	8,773	2,955	2,543	1,077			1,652			63,484
Livingstone	2,016	Oaks	23	4	3	67,751	-----> Oaks Homes include specifications per plan <-----									
Fremont	2,176	Oaks	24	3	2 ½	81,282	-----> Oaks Homes include specifications per plan <-----									
Carriage Hill	2,372	Oaks	25	3	2 ½	74,731	-----> Oaks Homes include specifications per plan <-----									
Andover	2,483	Oaks	26	4	2 ½	72,244	-----> Oaks Homes include specifications per plan <-----									
Alexandria	3,440	Oaks	27	4	3 ½	106,033	-----> Oaks Homes include specifications per plan <-----									

2 Story

Mt. Airy	1,344	Affordable	28	3	2 ½	31,790	5,466	2,299	2,543	1,077	1,051	591			6,099	50,916
Angela	1,763	Oaks	29	3	2 ½	66,124	-----> Oaks Homes include specifications per plan <-----									
Bridgeville	1,900	Affordable	30	3	2 ½	39,685	5,466		2,543	1,077	1,051					49,822
Archmont	1,930	Oaks	31	3	2 ½	66,013	-----> Oaks Homes include specifications per plan <-----									
Sunnyvale	1,960	Oaks	32	4	2 ½	58,235	-----> Oaks Homes include specifications per plan <-----									
Dunkirk	1,992	Affordable	34	4	2 ½	45,154	5,466		2,543	1,077		591				54,831
Adrian	2,016	Affordable	35	4	2 ½	43,119	5,313	2,545	2,543	1,077						54,597
Washington	2,033	Oaks	33	3	2 ½	72,079	-----> Oaks Homes include specifications per plan <-----									
Manhattan	2,083	Oaks	36	3	2 ½	76,462	-----> Oaks Homes include specifications per plan <-----									
Ashton	2,143	Oaks	37	4	2 ½	64,475	-----> Oaks Homes include specifications per plan <-----									
Heritage	2,157	Oaks	38	3	2 ½	70,027	-----> Oaks Homes include specifications per plan <-----									
Hampton	2,242	Oaks	39	3	2 ½	68,100	-----> Oaks Homes include specifications per plan <-----									
Country Manor	2,281	Oaks	40	3	2 ½	84,546	-----> Oaks Homes include specifications per plan <-----									
Bayside	2,525	Oaks	41	3	2 ½	80,217	-----> Oaks Homes include specifications per plan <-----									
Woodlands	2,545	Oaks	42	4	3 ½	81,387	-----> Oaks Homes include specifications per plan <-----									
Westminster	2,576	Affordable	43	4	2 ½	51,422	5,466	1,893	2,543	1,077	1,051					63,452
Hightower	2,674	Oaks	44	3	2 ½	87,388	-----> Oaks Homes include specifications per plan <-----									
Bradford	2,710	Oaks	45	4	2 ½	84,174	-----> Oaks Homes include specifications per plan <-----									
Lynnwood	2,716	Oaks	46	4	2 ½	97,718	-----> Oaks Homes include specifications per plan <-----									
Manchester	2,851	Oaks	47	4	2 ½	84,322	-----> Oaks Homes include specifications per plan <-----									
Brentwood	3,166	Oaks	48	3	3 ½	116,303	-----> Oaks Homes include specifications per plan <-----									
Edmonton	4,963	Oaks	48	5	3 ½	167,437	-----> Oaks Homes include specifications per plan <-----									

84 Homes Ballpark Price List

Note:

These are estimated prices for home assuming basement foundations and 2"x6" walls. You must contact your 84 store for a written estimate with exact prices and options available. Due to code restrictions these homes are not available in Florida or California. Other code-compliance issues may apply in your area. Check with your local code officials before ordering blueprints.

In general 84 will supply the following products in your home package...

- Blueprints
- Treated sill plates
- Floor joists
- 3/4" plywood or OSB floor
- Wall studs
- OSB wall sheathing
- Engineered roof trusses (most Affordable homes)
- Rafters (most Oaks homes)
- OSB roof sheathing
- Roofing felt
- Fiberglass roofing shingles
- Roof ventilation
- Gutters and downspouts
- Insulated windows
- Exterior trim
- Vinyl siding (most Affordables)
- Hardboard / Fiber Cement siding (most Oaks)
- Insulated exterior doors
- Colonist interior doors
- R-13 wall insulation (2" x 4" stud option)
- R-19 wall insulation (2" x 6" stud option)
- R-30 ceiling insulation
- Drywall and finishing materials
- Interior trim
- Fasteners and adhesives
- Timberlake Fairfield kitchen cabinets (Affordable Homes)
- Timberlake Fairfield bathroom vanities (Affordable Homes)
- Timberlake Tahoe Oak kitchen cabinets (Oaks Homes)
- Timberlake Tahoe Oak bathroom vanities (Oaks Homes)
- Post-formed laminated countertops
- Cultured marble vanity top

Here are some items not supplied by 84 Lumber. Your subcontractors will typically supply bids for these items.

- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Appliances
- Finish flooring

For more information call 1-800-359-8484.