

84 Homes Ballpark Price List

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

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

| Ranch | | | | | | | | | | | | | | | |
|----------------|-------|------------|---|-----|--------|--|-------|-------|-------|-------|-----|-------|--|--|--------|
| Salmon Creek | 448 | Tiny | 1 | 1 | 17,720 | ----- Tiny Homes include specifications per plan ----- | | | | | | | | | |
| Hearts Content | 448 | Tiny | 1 | 1 | 21,499 | ----- Tiny Homes include specifications per plan ----- | | | | | | | | | |
| Ross Run | 540 | Tiny | 2 | 1 | 22,353 | ----- Tiny Homes include specifications per plan ----- | | | | | | | | | |
| Elkview | 576 | Affordable | 2 | 1 | 16,118 | 3,958 | 810 | 1,736 | 836 | | | | | | 23,458 |
| Westhaven | 982 | Affordable | 3 | 1 | 25,733 | 5,465 | Std. | | 1,072 | | | | | | 32,270 |
| St. Albans | 1,120 | Affordable | 3 | 2 | 26,925 | 5,465 | 1,142 | 1,736 | 1,072 | | 587 | | | | 36,927 |
| Bluff City | 1,288 | Affordable | 3 | 2 | 30,045 | 5,465 | 3,426 | 1,736 | 1,072 | | 587 | | | | 42,331 |
| Pinehurst | 1,400 | Oaks | 3 | 2 | 61,477 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |
| Hickory | 1,456 | Affordable | 3 | 2 | 39,203 | 5,465 | | 1,736 | 1,072 | 2,092 | | | | | 49,568 |
| Oxford | 1,456 | Oaks | 3 | 2 | 53,827 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |
| Savannah | 1,492 | Oaks | 3 | 2 | 60,189 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |
| Loyalhanna | 1,518 | Affordable | 3 | 2 | 37,823 | 5,465 | Std. | 1,736 | 1,072 | 2,092 | | | | | 48,188 |
| Wellsburg | 1,533 | Affordable | 3 | 2 | 37,894 | Std. | | 1,736 | 1,072 | | | | | | 40,702 |
| Cottagewood | 1,575 | Oaks | 3 | 2 | 56,918 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |
| Albany | 1,583 | Oaks | 3 | 2 | 58,852 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |
| Clarissa | 1,686 | Oaks | 3 | 2 | 63,489 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |
| Hartwood | 1,738 | Oaks | 3 | 2 | 67,317 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |
| Havenwood | 1,831 | Oaks | 3 | 2 ½ | 63,997 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |
| Northport | 1,858 | Affordable | 3 | 2 | 44,770 | Std. | Std. | 1,736 | 1,072 | 1,046 | | 1,978 | | | 50,602 |

| Narrow Lot | | | | | | | | | | | | | | | |
|-------------------|-------|------------|---|-----|--------|-------|------|-------|-------|-------|--|--|--|--|--------|
| Lexington | 1,405 | Affordable | 3 | 2 | 36,204 | 5,408 | Std. | 1,736 | 1,072 | 1,046 | | | | | 45,466 |
| Winchester | 1,620 | Affordable | 4 | 2 | 40,071 | 5,422 | Std. | 1,736 | 919 | 1,046 | | | | | 49,194 |
| Louisville | 2,094 | Affordable | 4 | 2 ½ | 44,816 | 5,465 | Std. | 2,542 | 1,072 | 1,046 | | | | | 54,941 |

| Split & Bi-level | | | | | | | | | | | | | | | |
|-----------------------------|-------|------------|---|-----|--------|--|--|-------|-------|--|--|--|--|-------|--------|
| Wexford | 1,027 | Affordable | 3 | 2 | 34,875 | Standard | | 2,542 | 1,072 | | | | | 2,827 | 41,316 |
| Newbury | 1,632 | Affordable | 4 | 2 ½ | 36,514 | 5,465 | | 2,542 | 1,072 | | | | | | 45,593 |
| Huntington | 2,387 | Oaks | 3 | 2 ½ | 71,183 | ----- Oaks Homes include specifications per plan ----- | | | | | | | | | |

| Vacation | | | | | | | | | | | | | | | |
|-----------------|-------|------------|---|-------|--------|--|--|-------|-------|-------|--|--|--|--|--------|
| Watertown | 1,241 | Affordable | 3 | 2 | 33,244 | | | 1,736 | Std. | | | | | | 34,980 |
| Pocomoke City | 1,245 | Affordable | 3 | 1 1/2 | 36,726 | | | 1,736 | Std. | 1,046 | | | | | 39,508 |
| Lakewood | 1,412 | Affordable | 3 | 1 1/2 | 32,513 | | | 2,542 | 1,920 | | | | | | 36,975 |

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|-------|----------------|------------|------|-------|-------------|--------|-------------|-----------|------|--------------|------------|---------|---------------|-------------|---------------|
|-------|----------------|------------|------|-------|-------------|--------|-------------|-----------|------|--------------|------------|---------|---------------|-------------|---------------|

Townhomes *(price includes one party wall)*

| | | | | | | | | | | | | | | | |
|---------------|-------|------------|---|-----|--------|------|------|-------|-----|--|-----|--|-------|--|--------|
| 16' Townhouse | 1,056 | Affordable | 2 | 1 ½ | 27,455 | Std. | | 2,542 | 675 | | 664 | | 795 | | 32,131 |
| 20' Townhouse | 1,444 | Affordable | 3 | 2 ½ | 32,480 | Std. | Std. | 2,542 | 789 | | 510 | | 2,057 | | 38,378 |

1-1/2 Story

| | | | | | | | | | | | | | | | |
|---------------|-------|------------|---|-------|---------|---|------|-------|-------|-------|--|-------|--|-------|--------|
| Forest Glen | 1,428 | Oaks | 3 | 2 | 48,026 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Manahawkin | 1,589 | Affordable | 2 | 1 1/2 | 36,549 | 6,436 | Std. | 2,542 | 1,247 | 1,046 | | Std. | | 5,695 | 53,515 |
| Auburn | 1,784 | Oaks | 3 | 2 ½ | 59,272 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Highland | 1,894 | Oaks | 3 | 2 ½ | 62,542 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Farmington | 1,907 | Oaks | 3 | 2 ½ | 63,490 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Cape May | 1,915 | Affordable | 4 | 3 | 46,435 | 8,770 | | 2,954 | 2,542 | 1,072 | | 1,652 | | | 63,425 |
| Livingstone | 2,016 | Oaks | 4 | 3 | 67,709 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Fremont | 2,176 | Oaks | 3 | 2 ½ | 81,750 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Carriage Hill | 2,372 | Oaks | 3 | 2 ½ | 74,687 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Andover | 2,483 | Oaks | 4 | 2 ½ | 72,145 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Alexandria | 3,440 | Oaks | 4 | 3 ½ | 105,922 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |

2 Story

| | | | | | | | | | | | | | | | |
|---------------|-------|------------|---|-----|--------|---|--|-------|-------|-------|-------|-----|--|-------|--------|
| Mt. Airy | 1,344 | Affordable | 3 | 2 ½ | 31,763 | 5,465 | | 2,299 | 2,542 | 1,072 | 1,046 | 587 | | 6,097 | 50,871 |
| Angela | 1,763 | Oaks | 3 | 2 ½ | 66,067 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Bridgeville | 1,900 | Affordable | 3 | 2 ½ | 39,654 | 5,465 | | | 2,542 | 1,072 | 1,046 | | | | 49,779 |
| Archmont | 1,930 | Oaks | 3 | 2 ½ | 65,937 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Sunnyvale | 1,960 | Oaks | 4 | 2 ½ | 58,187 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Dunkirk | 1,992 | Affordable | 4 | 2 ½ | 44,919 | 5,465 | | | 2,542 | 1,072 | | 587 | | | 54,585 |
| Adrian | 2,016 | Affordable | 4 | 2 ½ | 43,064 | 5,312 | | 2,545 | 2,542 | 1,072 | | | | | 54,535 |
| Washington | 2,033 | Oaks | 3 | 2 ½ | 71,983 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Manhattan | 2,083 | Oaks | 3 | 2 ½ | 76,389 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Ashton | 2,143 | Oaks | 4 | 2 ½ | 64,402 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Heritage | 2,157 | Oaks | 3 | 2 ½ | 69,957 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Hampton | 2,242 | Oaks | 3 | 2 ½ | 68,015 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Country Manor | 2,281 | Oaks | 3 | 2 ½ | 84,419 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Stratford | 2,293 | Oaks | 4 | 2 ½ | 58,835 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Bayside | 2,525 | Oaks | 3 | 2 ½ | 80,199 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Woodlands | 2,545 | Oaks | 4 | 3 ½ | 81,320 | <i>Oaks Homes include specifications per plan</i> | | | | | | | | | |
| Westminster | 2,576 | Affordable | 4 | 2 ½ | 51,371 | 5,465 | | 1,892 | 2,542 | 1,072 | 1,046 | | | | 63,388 |

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

2 Story (cont.)

| | | | | | | | | | | | | | | | |
|-------------------|-------|------|---|-----|---------------|---|--|--|--|--|--|--|--|--|--|
| Hightower | 2,674 | Oaks | 3 | 2 ½ | 87,286 | ----- Oaks Homes include specifications per plan -----> | | | | | | | | | |
| Bradford | 2,710 | Oaks | 4 | 2 ½ | 84,062 | ----- Oaks Homes include specifications per plan -----> | | | | | | | | | |
| Lynnwood | 2,716 | Oaks | 4 | 2 ½ | 97,597 | ----- Oaks Homes include specifications per plan -----> | | | | | | | | | |
| Manchester | 2,851 | Oaks | 4 | 2 ½ | 84,198 | ----- Oaks Homes include specifications per plan -----> | | | | | | | | | |

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...

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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.

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|--|--|--|---|
| <ul style="list-style-type: none"> • Foundation • Steel beams or columns | <ul style="list-style-type: none"> • Brick • Stone • Stucco | <ul style="list-style-type: none"> • Plumbing • HVAC • Electric | <ul style="list-style-type: none"> • Appliances • Finish flooring |
|--|--|--|---|

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