

84 Homes Ballpark Price List

-----> Option packages apply to Affordable Collection only <-----</p>
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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
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Ranch																																																																																																																																																																																																															
Salmon Creek	448	Tiny	1	1	19,781	-----> Tiny Homes include specifications per plan <-----</td> </tr> <tr> <td>Hearts Content</td> <td>448</td> <td>Tiny</td> <td>1</td> <td>1</td> <td style="background-color: yellow;">23,708</td> <td colspan="10" style="text-align: center;">-----> Tiny Homes include specifications per plan <-----</td> </tr> <tr> <td>Ross Run</td> <td>540</td> <td>Tiny</td> <td>2</td> <td>1</td> <td style="background-color: yellow;">24,826</td> <td colspan="10" style="text-align: center;">-----> Tiny Homes include specifications per plan <-----</td> </tr> <tr> <td>Elkview</td> <td>576</td> <td>Affordable</td> <td>2</td> <td>1</td> <td style="background-color: yellow;">17,666</td> <td>5,265</td> <td>946</td> <td>2,615</td> <td>700</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="background-color: yellow;">27,192</td> </tr> <tr> <td>Westhaven</td> <td>982</td> <td>Affordable</td> <td>3</td> <td>1</td> <td style="background-color: yellow;">26,953</td> <td>6,885</td> <td>Std.</td> <td></td> <td>1,305</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="background-color: yellow;">35,143</td> </tr> <tr> <td>St. Albans</td> <td>1,120</td> <td>Affordable</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">29,675</td> <td>6,885</td> <td>1,408</td> <td>2,615</td> <td>1,305</td> <td></td> <td>721</td> <td></td> <td></td> <td></td> <td style="background-color: yellow;">42,609</td> </tr> <tr> <td>Bluff City</td> <td>1,288</td> <td>Affordable</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">31,418</td> <td>6,885</td> <td>4,119</td> <td>2,615</td> <td>1,305</td> <td></td> <td>721</td> <td></td> <td></td> <td></td> <td style="background-color: yellow;">47,063</td> </tr> <tr> <td>Pinehurst</td> <td>1,400</td> <td>Oaks</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">67,845</td> <td colspan="10" style="text-align: center;">-----> Oaks Homes include specifications per plan <-----</td> </tr> <tr> <td>Hickory</td> <td>1,456</td> <td>Affordable</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">40,638</td> <td>6,885</td> <td></td> <td>2,615</td> <td>1,305</td> <td>2,366</td> <td></td> <td></td> <td></td> <td></td> <td style="background-color: yellow;">53,809</td> </tr> <tr> <td>Oxford</td> <td>1,456</td> <td>Oaks</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">65,158</td> <td colspan="10" style="text-align: center;">-----> Oaks Homes include specifications per plan <-----</td> </tr> <tr> <td>Savannah</td> <td>1,492</td> <td>Oaks</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">66,673</td> <td colspan="10" style="text-align: center;">-----> Oaks Homes include specifications per plan <-----</td> </tr> <tr> <td>Loyalhanna</td> <td>1,518</td> <td>Affordable</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">40,934</td> <td>6,885</td> <td>Std.</td> <td>2,615</td> <td>1,305</td> <td>2,366</td> <td></td> <td></td> <td></td> <td></td> <td style="background-color: yellow;">54,105</td> </tr> <tr> <td>Wellsburg</td> <td>1,533</td> <td>Affordable</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">41,380</td> <td>Std.</td> <td></td> <td>2,615</td> <td>1,305</td> <td></td> <td></td> <td></td> <td></td> <td style="background-color: yellow;">45,300</td> </tr> <tr> <td>Cottagewood</td> <td>1,575</td> <td>Oaks</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">67,244</td> <td colspan="10" style="text-align: center;">-----> Oaks Homes include specifications per plan <-----</td> </tr> <tr> <td>Albany</td> <td>1,583</td> <td>Oaks</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">72,229</td> <td colspan="10" style="text-align: center;">-----> Oaks Homes include specifications per plan <-----</td> </tr> <tr> <td>Clarissa</td> <td>1,686</td> <td>Oaks</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">78,346</td> <td colspan="10" style="text-align: center;">-----> Oaks Homes include specifications per plan <-----</td> </tr> <tr> <td>Hartwood</td> <td>1,738</td> <td>Oaks</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">82,144</td> <td colspan="10" style="text-align: center;">-----> Oaks Homes include specifications per plan <-----</td> </tr> <tr> <td>Havenwood</td> <td>1,831</td> <td>Oaks</td> <td>3</td> <td>2 1/2</td> <td style="background-color: yellow;">76,964</td> <td colspan="10" style="text-align: center;">-----> Oaks Homes include specifications per plan <-----</td> </tr> <tr> <td>Northport</td> <td>1,858</td> <td>Affordable</td> <td>3</td> <td>2</td> <td style="background-color: yellow;">49,724</td> <td>Std.</td> <td>Std.</td> <td>2,615</td> <td>1,305</td> <td>1,183</td> <td></td> <td>1,828</td> <td></td> <td style="background-color: yellow;">56,655</td> </tr> </tbody> </table> </div> <div data-bbox="128 1301 2716 1482" data-label="Table"> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="16" style="text-align: left; background-color: #e0e0e0;">Narrow Lot</th> </tr> </thead> <tbody> <tr> <td>Lexington</td><td>1,405</td><td>Affordable</td><td>3</td><td>2</td><td style="background-color: yellow;">34,225</td><td>6,886</td><td>Std.</td><td>2,615</td><td>1,305</td><td>1,183</td><td></td><td></td><td></td><td></td><td style="background-color: yellow;">46,214</td></tr> <tr> <td>Winchester</td><td>1,620</td><td>Affordable</td><td>4</td><td>2</td><td style="background-color: yellow;">42,549</td><td>6,700</td><td>Std.</td><td>2,615</td><td>1,095</td><td>1,183</td><td></td><td></td><td></td><td></td><td style="background-color: yellow;">54,142</td></tr> <tr> <td>Louisville</td><td>2,094</td><td>Affordable</td><td>4</td><td>2 1/2</td><td style="background-color: yellow;">47,522</td><td>6,885</td><td>Std.</td><td>3,600</td><td>1,305</td><td>1,183</td><td></td><td></td><td></td><td></td><td style="background-color: yellow;">60,495</td></tr> </tbody> </table> </div> <div data-bbox="128 1522 2716 1703" data-label="Table"> <table border="1" style="width: 100%; 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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
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Townhomes *(price includes one party wall)*

16' Townhouse	1,056	Affordable	2	1 ½	30,469	Std.		3,600	804		788		812		36,473
20' Townhouse	1,444	Affordable	3	2 ½	34,907	Std.	Std.	3,600	943		614		2,158		42,222

1-1/2 Story

Forest Glen	1,428	Oaks	3	2	54,751	----- Oaks Homes include specifications per plan ----->									
Manahawkin	1,589	Affordable	2	1 1/2	40,132	7,740	Std.	3,600	1,559	1,183		Std.		6,040	60,254
Auburn	1,784	Oaks	3	2 ½	68,778	----- Oaks Homes include specifications per plan ----->									
Highland	1,894	Oaks	3	2 ½	77,458	----- Oaks Homes include specifications per plan ----->									
Farmington	1,907	Oaks	3	2 ½	78,990	----- Oaks Homes include specifications per plan ----->									
Cape May	1,915	Affordable	4	3	49,081	10,485		3,596	3,600	1,305			2,082		70,149
Livingstone	2,016	Oaks	4	3	82,328	----- Oaks Homes include specifications per plan ----->									
Fremont	2,176	Oaks	3	2 ½	96,730	----- Oaks Homes include specifications per plan ----->									
Carriage Hill	2,372	Oaks	3	2 ½	91,927	----- Oaks Homes include specifications per plan ----->									
Andover	2,483	Oaks	4	2 ½	89,337	----- Oaks Homes include specifications per plan ----->									
Alexandria	3,440	Oaks	4	3 ½	131,707	----- Oaks Homes include specifications per plan ----->									

2 Story

Mt. Airy	1,344	Affordable	3	2 ½	33,356	6,885		3,159	3,600	1,305	1,183	721		6,707	56,916
Angela	1,763	Oaks	3	2 ½	80,655	----- Oaks Homes include specifications per plan ----->									
Bridgeville	1,900	Affordable	3	2 ½	41,880	6,885			3,600	1,305	1,183				54,853
Archmont	1,930	Oaks	3	2 ½	80,274	----- Oaks Homes include specifications per plan ----->									
Sunnyvale	1,960	Oaks	4	2 ½	70,299	----- Oaks Homes include specifications per plan ----->									
Dunkirk	1,992	Affordable	4	2 ½	48,170	6,885			3,600	1,305		721			60,681
Adrian	2,016	Affordable	4	2 ½	45,005	6,632		3,162	3,600	1,305					59,704
Washington	2,033	Oaks	3	2 ½	89,113	----- Oaks Homes include specifications per plan ----->									
Manhattan	2,083	Oaks	3	2 ½	95,167	----- Oaks Homes include specifications per plan ----->									
Ashton	2,143	Oaks	4	2 ½	79,773	----- Oaks Homes include specifications per plan ----->									
Heritage	2,157	Oaks	3	2 ½	85,199	----- Oaks Homes include specifications per plan ----->									
Hampton	2,242	Oaks	3	2 ½	82,028	----- Oaks Homes include specifications per plan ----->									
Country Manor	2,281	Oaks	3	2 ½	107,107	----- Oaks Homes include specifications per plan ----->									
Stratford	2,293	Oaks	4	2 ½	65,307	----- Oaks Homes include specifications per plan ----->									
Bayside	2,525	Oaks	3	2 ½	96,417	----- Oaks Homes include specifications per plan ----->									
Woodlands	2,545	Oaks	4	3 ½	96,897	----- Oaks Homes include specifications per plan ----->									
Westminster	2,576	Affordable	4	2 ½	52,111	6,885		2,339	3,600	1,305	1,183				67,423

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----- 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

2 Story (cont.)

Hightower	2,674	Oaks	3	2 ½	106,447	----- Oaks Homes include specifications per plan ----->									
Bradford	2,710	Oaks	4	2 ½	100,931	----- Oaks Homes include specifications per plan ----->									
Lynnwood	2,716	Oaks	4	2 ½	116,443	----- Oaks Homes include specifications per plan ----->									
Manchester	2,851	Oaks	4	2 ½	103,497	----- 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.

- | | | | |
|--|--|--|---|
| <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.