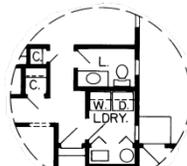
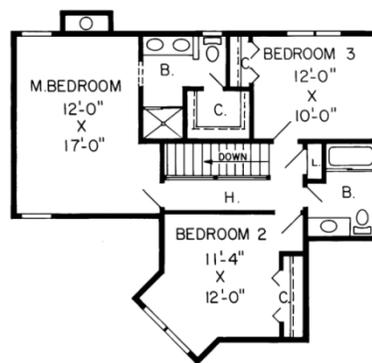


Angela 1,763 sq.ft.

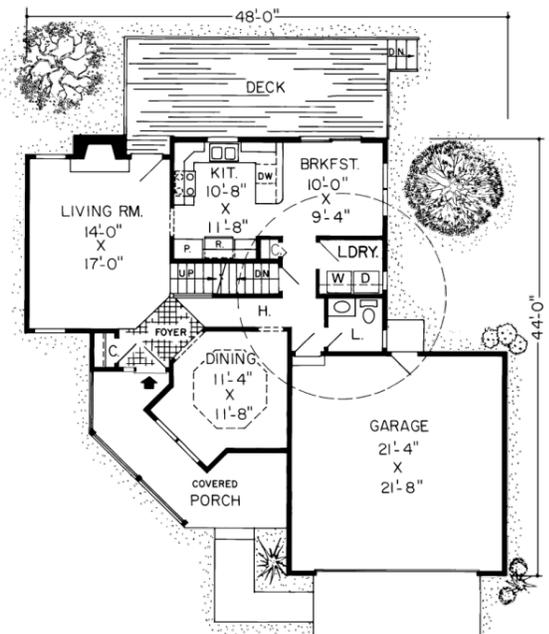


Specifications

Total Living Area:	1763 sq.ft.
Main Living Area:	909 sq.ft.
Upper Living Area:	854
Garage Type:	491 sq.ft.
House Width:	48'
House Depth:	44'
Bedrooms:	3
Baths:	2 1/2
Half Baths:	1
Max Ridge Height:	29'
Primary Roof Pitch:	8/12
Porch:	152 sq.ft.
Deck:	263 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	34901



opt. slab/ crawl space



Country porch and delightful living areas

The exterior is full of farmhouse flavor while the interior cultivates contemporary comfort. The dining room with bay window and soaring ceiling overlooks the front porch. The living room features a wood-burning stove and entry to the huge outdoor deck. A powder room is positioned for the convenience of family and guests. The second story master bedroom spreads from front to back of the house. A shower stall, double sinks, and walk-in closet complete the master bath. A front dormer nurtures Bedroom #2 while #3 flourishes in a bright space on

Photos or renderings will vary from actual plan.



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 1/4" fingerjoint Colonial casing
- 3 1/4" fingerjoint Colonial base
- Shelving & closet rods
- Privacy and passage locks
- Fasteners and adhesives

Kitchen and Bath Packages

- 1951 Boerne Maple Rye cabinets
- Post-formed laminated countertop
- Stainless steel double bowl sink
- 1951 Boerne Maple Rye vanities
- Cultured marble vanity tops
- Bath cabinets & mirrors



See below for virtual kitchen & bath renderings for this home.

The following materials and services are not supplied by 84 Lumber:

- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Finish flooring
- Tub/shower units

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

















