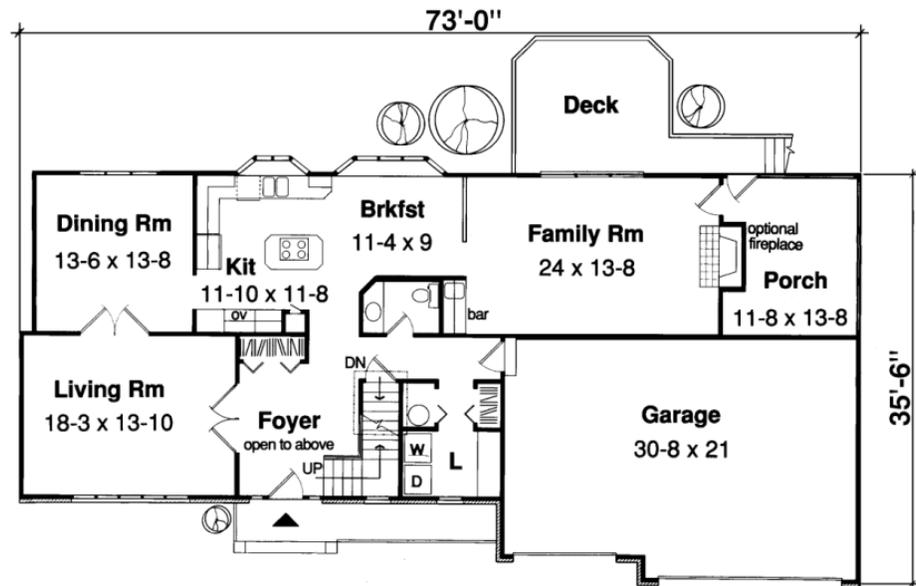


Bradford 2,710 sq.ft.



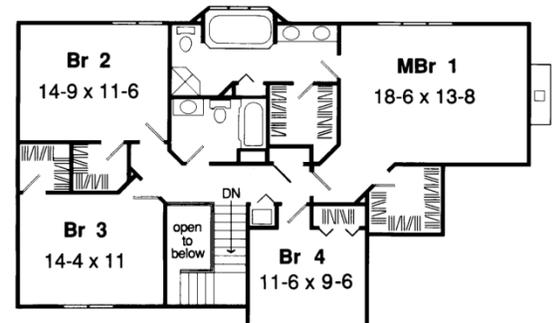
Specifications

Total Living Area:	2,710 sq.ft.
Main Living Area:	1,469 sq.ft.
Upper Living Area:	1,241 sq.ft.
Garage area:	645 sq.ft.
House Width:	73'0"
House Depth:	35'6"
Bedrooms:	4
Baths:	2 1/2
Max Ridge Height:	36'0"
Primary Roof Pitch:	12/12
Porch:	108 sq.ft.
Deck:	217 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundations:	B, C, S
Walls:	2x6
Plan:	34073



Spacious and elegant

While the second floor ensures maximum privacy, the first floor is all about being together. A formal living room lies beside the foyer, continuing on to the dining room. The efficient kitchen, complete with a bay window and cooktop island, opens to a cozy breakfast area. Built-in storage abounds on the second floor, sharing space with four bedrooms and two baths



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.



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