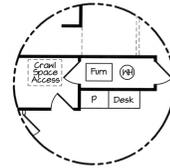




Specifications

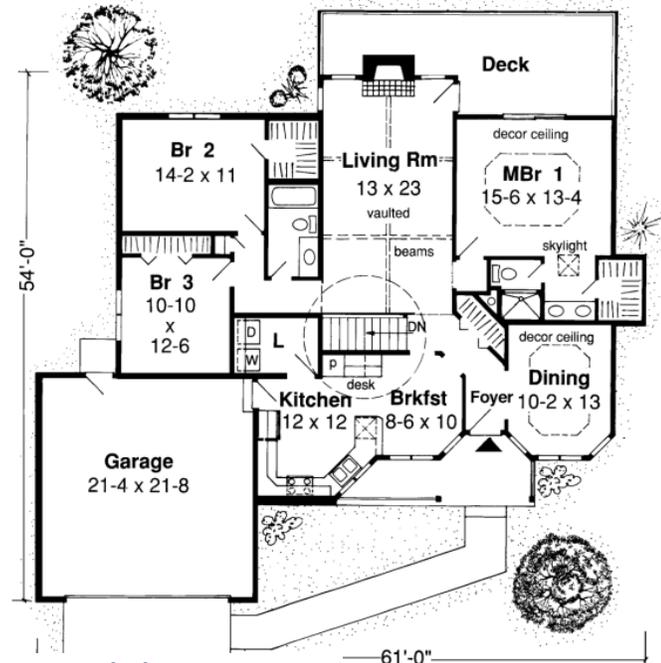
Total Living Area:	1,686 sq.ft.	Porch:	96 sq ft
Garage area:	484 sq.ft.	Deck:	309 sq ft
House Width:	61'	Formal Dining:	Yes
House Depth:	54'	Fireplace:	Yes
Bedrooms:	3	Main Ceiling Height:	8'
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	23'	Walls:	2x6
Primary Roof Pitch:	8/12	Plan:	34029



Slab/Crawl Space Option

Rising Status

This is a highly sophisticated 1,686 sq. ft. layout. Features include a covered front porch, stylish foyer, and impressive ceiling treatments throughout. The showcase kitchen brims with natural light. More plusses include planning desk, breakfast area, and handy laundry area. A beam and vaulted living room adds dizzying dimension. Family can gather at the fireplace or outdoors on the back deck. The main-floor master bedroom is charmed by a special ceiling, deck entry, and walk-in closet and sky-lit master bath. Bedroom #2 has its own walk-in, and #3 has a wall-length closet.



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.







