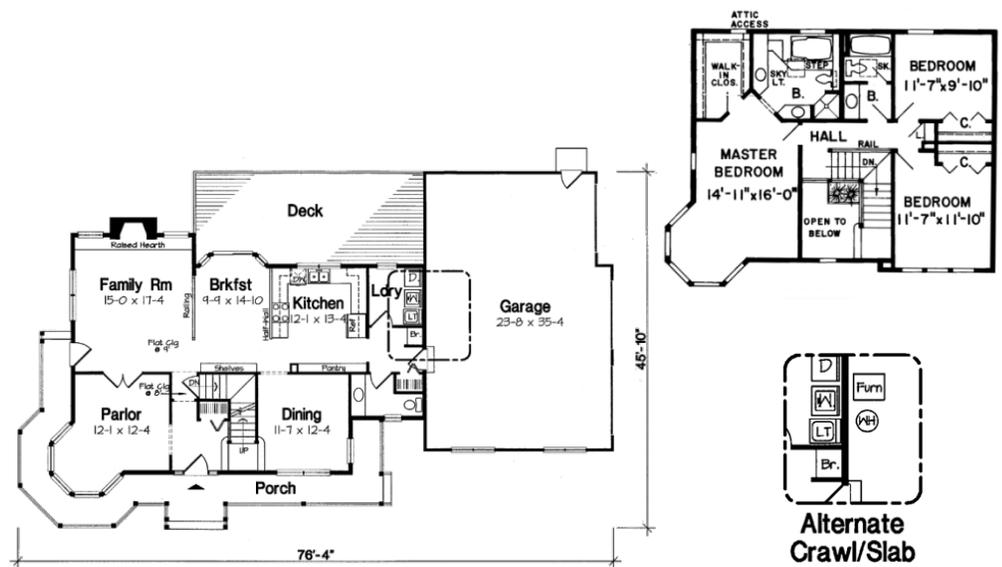


Country Manor 2,281 sq.ft



Specifications

Total Living Area:	2,281 sq.ft.
Main Living Area:	1,260 sq.ft.
Upper Living Area:	1,021 sq.ft.
Garage area:	851 sq.ft.
House Width:	76'4
House Depth:	45'10
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	29'6
Primary Roof Pitch:	10/12
Porch:	308 sq.ft.
Deck:	271 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
2nd Floor Laundry:	Yes
Main Ceiling Height:	9'
Upper Ceiling Height:	8'
Vaulted Ceiling:	Yes
Foundations:	B, C, S
Walls:	2x6
Plan:	10690



Victorian detail with country charm

A wraparound porch and rear deck add extra living space to the roomy first floor, which features a formal parlor and dining room just off the central entry. Informal areas at the rear of the house are wide open for family interaction. Gather the crew around the fireplace in the family room, or make supper in the kitchen while you supervise the kids' doing school work in the sun-washed breakfast room. Three bedrooms, tucked upstairs in a quiet atmosphere, feature skylit baths, and you'll love the five-sided sitting nook in the master suite, a perfect spot to relax after a luxurious bath in the sunken tub.

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.



















