

PINEHURST

Plan #74007

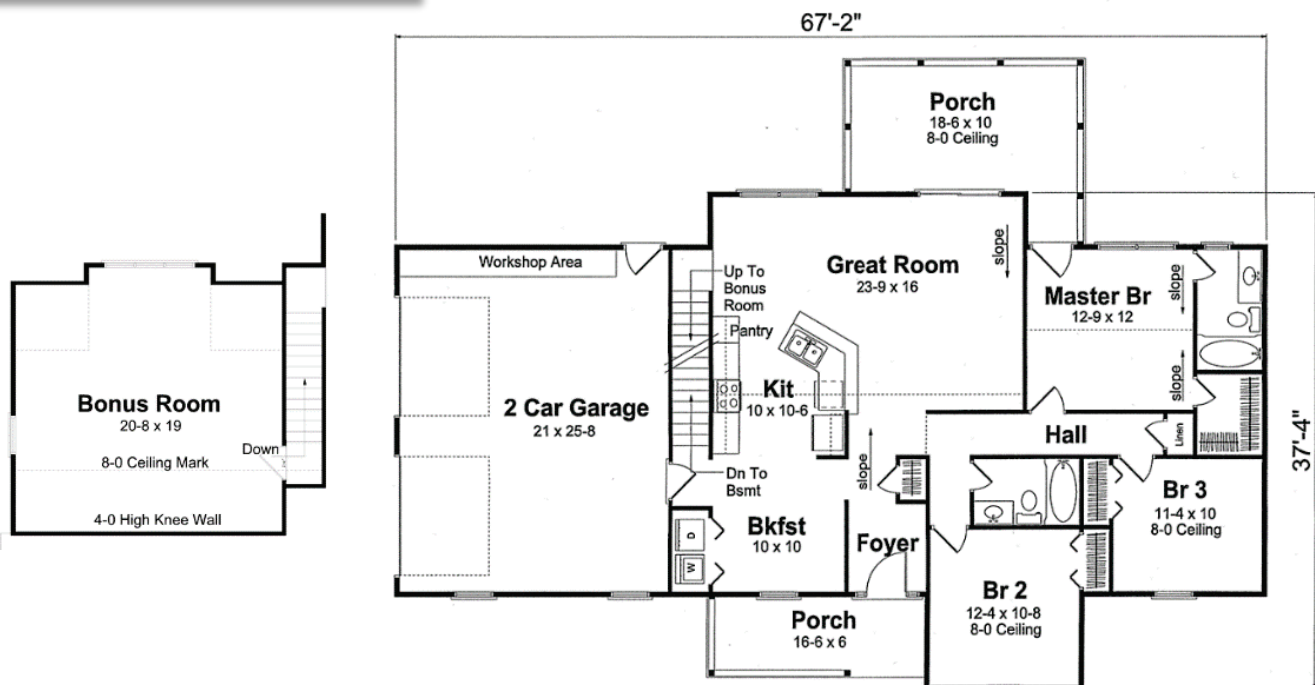
1,400 SQ.FT.

SPECIFICATIONS

- Main living area: 1,400 sq. ft.
- Upper bonus area: 443 sq. ft.
- Garage area: 539 sq. ft.
- House width: 66'
- House depth: 37'
- Stories: 1
- Bedrooms: 3
- Baths: 2
- Ridge height: 21'
- Roof pitch: 9/12
- Roof Framing: Rafters/trusses
- Porch area: 276 sq. ft.
- Main ceiling height: 8'
- Upper ceiling height: 8'
- Foundation: B, C, S
- Exterior walls: 2x6
- Fireplace: Optional
- First floor Master: Yes
- Formal dining room: No



The curb-appeal of this ranch is undeniable due to the turned gables and staggered roof lines. The side-entry garage gives you ample space for your vehicles and the flexibility of a bonus room above. Enjoy your landscaping from either the front or rear large porches. Prepare your meals in the expansive kitchen overlooking the Great Room with a handy breakfast nook adjacent. Unwind at the end of your day in the luxurious master suite with a vaulted ceiling and generous closet.



Dimensions shown are approximate. Specifications subject to change without notice.



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.















