

STRATFORD

Plan #34705

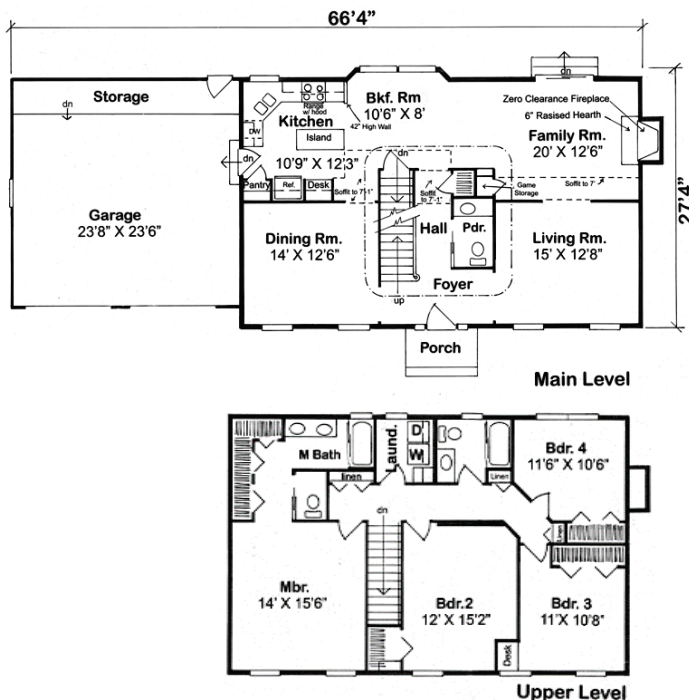
2,293 SQ.FT.

SPECIFICATIONS

- Main living area: 1,136 sq. ft.
- Upper bonus area: 1,157 sq. ft.
- Garage area: 580 sq. ft.
- House width: 66'
- House depth: 27'
- Stories: 2
- Bedrooms: 4
- Baths: 2-1/2
- Ridge height: 27'
- Roof pitch: 8/12
- Roof Framing: Trusses
- Porch area: 30 sq. ft.
- Main ceiling height: 8'
- Upper ceiling height: 8'
- Foundation: B, C, S
- Exterior walls: 2x6
- Fireplace: Yes
- First floor Master: No
- Formal dining room: Yes



This Colonial style 4-bedroom, two-story design keeps active and quiet areas separate. The formal living and dining rooms flank a spacious central entry while the family areas flow together into an open space at the rear of the house. An island kitchen, which features a built-in pantry, is centrally located for easy service to both the dining room and the breakfast nook. Upstairs, the laundry is conveniently located adjacent to the bedrooms. Three bedrooms share a hall bath and the master suite includes large closets and double vanities in the bath



Rear view

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.















