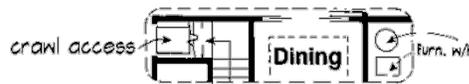
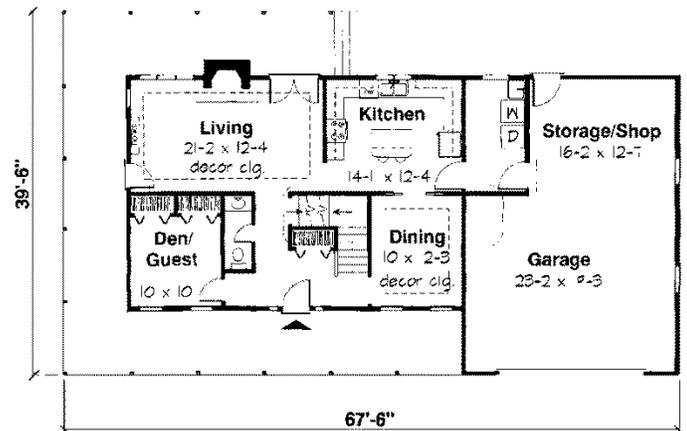
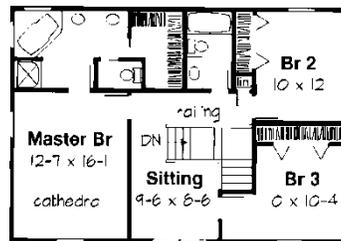


Washington 1,978 sq.ft.



Specifications

Total Living Area:	2,033 sq.ft.
Main Living Area:	1,062 sq.ft.
Upper Living Area:	971 sq.ft.
Garage area:	684 sq.ft.
House Width:	68'
House Depth:	40'
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	29'
Primary Roof Pitch:	8/12
Porch:	700 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	9'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	24400



Want country living?

This house is wonderful to look at and live in. A wrap-around porch leads to a welcoming entry. A comfy den half bath, and dining room with ceiling treatment enjoy special fore-front status. The living room is both elegant and relaxed with fireplace and French doors to the back porch. The kitchen is surrounded with cabinetry. Its central island is always ready to serve. The upstairs master bath has cathedral ceilings, a luxurious bath with corner platform tub, walk-in closet, and an adjacent sitting room. An added bonus is the garage with workshop!

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.



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 4/30/2018
Printed: 4/30/2018



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2020

Designed: 5/2/2018
Printed: 5/2/2018