

## Albany 1,583 sq.ft

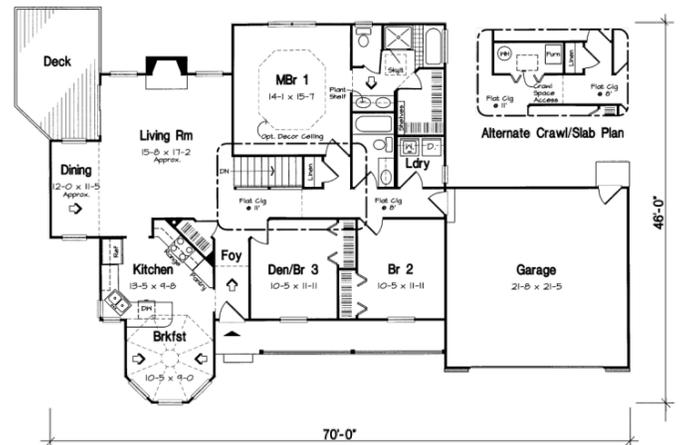


### Specifications

Total Living Area:	1,583 sq.ft.	Porch:	111 sq.ft.
Garage area:	484 sq.ft.	Deck:	153 sq.ft.
House Width:	70'	Fireplace:	Yes
House Depth:	46'	1st Floor Master:	Yes
Bedrooms:	3	Main Ceiling Height:	8'
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	20'	Walls:	2x6
Primary Roof Pitch:	6/12	Plan:	34043

### Everyday Pleasures...

...in your own gazebo-style breakfast room bright with windows and within reach of the kitchen with far-reaching lunch counter. The dining room, on the opposite side of the kitchen, features a large window and sliders to the exterior deck. The flow is optimally smooth as the living room with fireplace is wide open. Bedrooms #2 and #3 have bird's-eye-view of the front porch. A full bath with laundry facilities is theirs to share.



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.**









