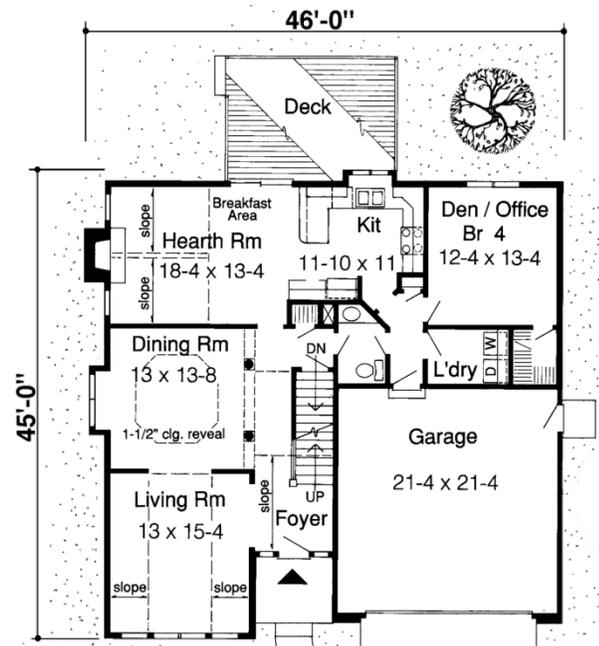


## Andover 2,483 sq.ft.



### Specifications

Total Living Area:	2483 sq.ft.
Main Living Area:	1361 sq.ft.
Upper Living Area:	1122 sq.ft.
Garage area:	477 sq.ft.
House Width:	46'0
House Depth:	45'0
Bedrooms:	4
Baths:	2 1/2
Max Ridge Height:	27'0
Primary Roof Pitch:	7/12
Porch:	42 sq.ft.
Deck:	188 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x4
Plan:	20134



### Natural Light Abounds

This home offers design elements usually found in much larger homes. A 2-story foyer invites guests into the formal living room, which flows into the dining room, adorned with elegant columns and special ceiling details. Further inside, a cozy hearth room offers more casual entertaining options. The kitchen is designed for efficiency, with U-shaped counters and a snack bar serving the breakfast area. A secluded room adjoining the kitchen flexibly serves as a den, home office, or 4th bedroom.

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.**









A stainless steel refrigerator with a water dispenser on the left door and a freezer drawer at the bottom. It features two vertical handles on the upper doors and a horizontal handle on the freezer drawer.

A kitchen counter with a grey countertop and wooden cabinets below. On the counter, there is a tray with a bottle, a small potted plant, and some bowls.

A dark wood dining table surrounded by six chairs with patterned seats. A vase with greenery sits on the table. The chairs have a dark wood frame and a light-colored fabric seat with a subtle pattern.

A light-colored, L-shaped sofa with a simple, modern design. It has a neutral tone and a clean, minimalist aesthetic.

A window with a white frame, showing a view of a blue sky with white clouds. The window is positioned on the right wall of the room.

Three framed pictures of purple flowers are displayed on the light blue wall. The central picture is larger and more vibrant, while the two flanking pictures are smaller and more muted.

A white doorway leading to another room, located between the kitchen counter and the dining area.









