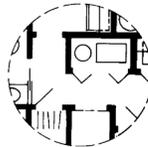
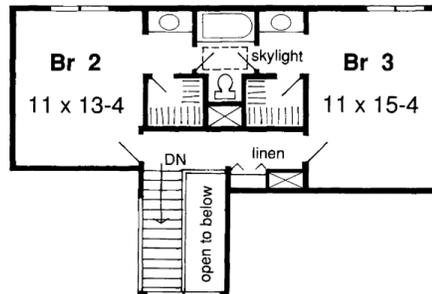


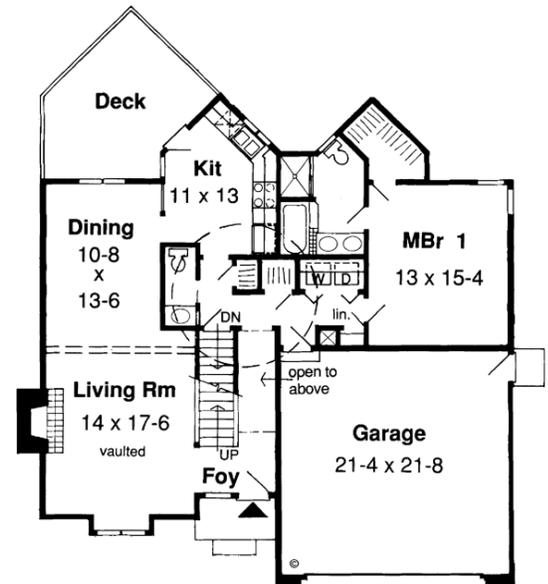


Specifications

Total Living Area:	1,784 sq.ft.
Main Living Area:	1,187 sq.ft.
Upper Living Area:	597 sq.ft.
Garage area:	484
House Width:	46'0
House Depth:	46'4
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	24'0
Primary Roof Pitch:	6/12
Porch:	35 sq.ft.
Deck:	166 sq.ft.
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	34800



Slab/Crawlspace
Option



Good Living for Smaller Lots

A contemporary look both front and back makes this home stand out in any neighborhood. Beside the two-story foyer, you'll find a living room with its own fireplace and tall bump-out window, while the dining room lies in the rear. An angular kitchen easily accesses the dining room and includes sliding doors to the deck, making dining outdoors a possibility. The laundry niche leads into a first-floor master suite. On the second floor, twin bedrooms share a skylit full bath

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.













