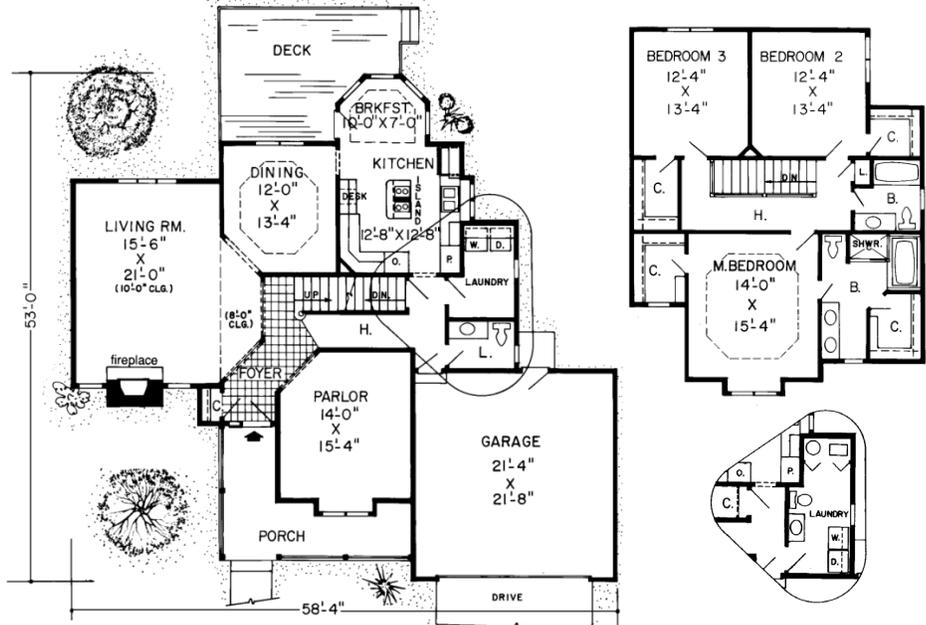


Bayside 2,525 sq.ft.



Specifications

Total Living Area:	2,525 sq.ft.
Main Living Area:	1,409 sq.ft.
Upper Living Area:	1,116 sq.ft.
Garage area:	483 sq.ft.
House Width:	58'4
House Depth:	53'0
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	31'0
Primary Roof Pitch:	8/12
Porch:	153 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundations:	B, C, S
Walls:	2x6
Plan:	34926



Compact and elegant

You'll never get bored with the rooms in this charming, three-bedroom Victorian. The angular gives every room an interesting shape. From the wrap-around veranda, the entry foyer leads through the living room and parlor, breaking them up without confining them, and giving each room an airy atmosphere. In the dining room, with its hexagonal recessed ceiling, you can enjoy your after-dinner coffee and watch the kids playing on the deck. Or eat in the sunny breakfast room off the island kitchen, where every wall has a window, and every window has a different view. You'll love the master suite's bump-out windows, walk-in closets, and double sinks.

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.



















