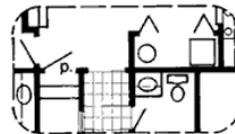
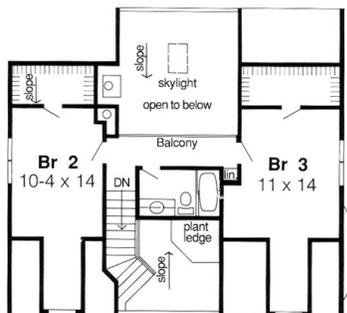


## Farmington 1,907 sq.ft.

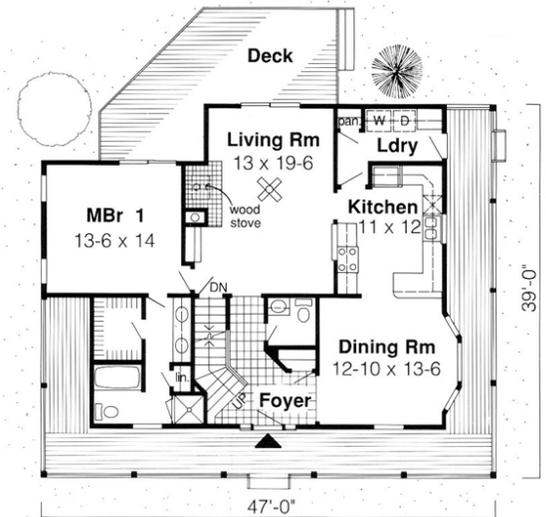


### Specifications

Total Living Area:	1,907 sq.ft.
Main Living Area:	1,269 sq.ft.
Upper Living Area:	638 sq.ft.
House Width:	47'
House Depth:	39'
Number of Stories:	2
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	24'
Primary Roof Pitch:	10/12
Porch:	461 sq.ft.
Deck:	250 sq.ft.
Formal Dining Room:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	10785



Slab/Crawl Space Option



### Farmhouse Flavor

The charm of an old-fashioned farmhouse combines with sizzling contemporary excitement in this three-bedroom home. Classic touches abound, from the clapboard exterior with its inviting, wraparound porch, to the wood stove that warms the entire house. Inside, the two-story foyer, crowned by a plant ledge high overhead, affords a view of the soaring, skylit living room and rear deck beyond sliding glass doors. To the right, there's a formal dining room with bay window, just steps away from the kitchen. Upstairs, you'll find a full bath and two more bedrooms, each with a walk-in closet and cozy gable sitting nook.

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.**













