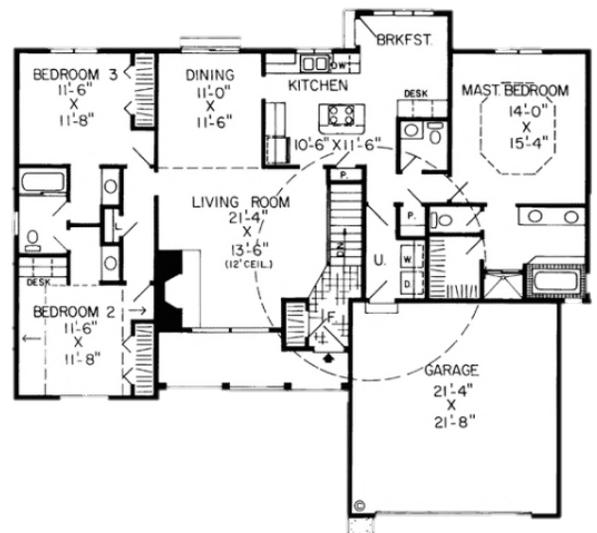




Specifications

Total Living Area:	1,831	Primary Roof Pitch:	8/12
Garage area:	441 sq.ft.	Porch:	121 sq.ft.
Garage Bays:	2	Formal Dining Room:	Yes
House Width:	60'0	Fireplace:	Yes
House Depth:	52'0	Main Ceiling Height:	8'
Bedrooms:	3	Vaulted Ceiling:	Yes
Baths:	2 1/2	Foundation:	B, C, S
Max Ridge Height:	22'	Walls:	2x6
		Plan:	34031



Private Master Suite with amenities

This modernized ranch design has all the features today's home buyers are demanding. Notice the tiled foyer leading to the fireplace in the living room that shares a wide open space with the formal dining room. The bright kitchen has a cook-top island, two pantries, a built-in desk and a breakfast nook for family meals. The master suite is behind the garage for protection from street noises and has a five-piece compartmented bath and a large walk-in closet.

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.









