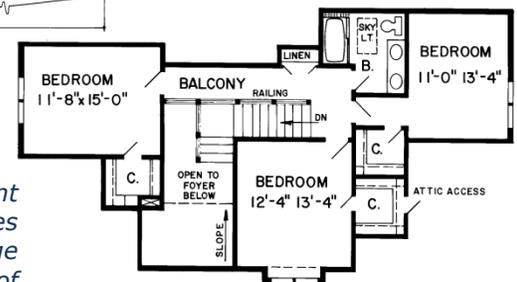
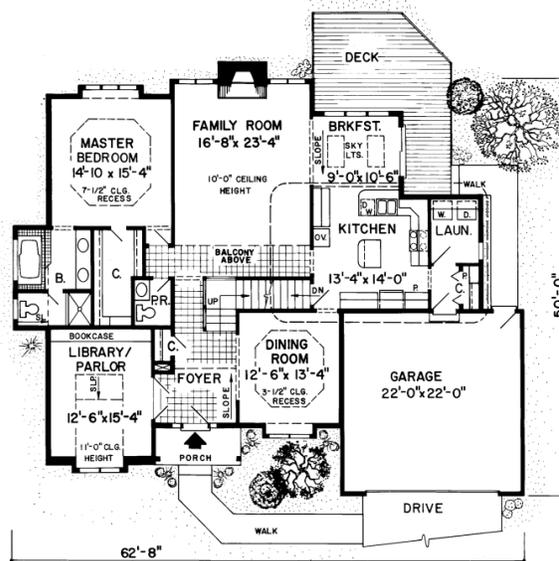


Manchester 2,851sq.ft.



Specifications

Total Living Area:	2,851 sq.ft.
Main Living Area:	1,933 sq.ft.
Upper Living Area:	918 sq.ft.
Garage area:	475 sq.ft.
House Width:	62'8
House Depth:	50'0
Bedrooms:	4
Baths:	2 1/2
Max Ridge Height:	32'0
Primary Roof Pitch:	10/12
Porch:	42 sq.ft.
Deck:	243 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	20090



Elegant spacious living

This expansive home boasts balconies, skylights, and plenty of elegant details! Off the large foyer is the library/parlor with its wall of bookcases and high sloping ceilings. Choose your kitchen option, and take advantage of the island counter. Enjoy the sunlit breakfast room and its full wall of windows, skylights, and a slider. The master bedroom suite, located on the first floor, features a large bath with whirlpool tub and shower, a spacious walk-in closet, and an elegant recessed ceiling.

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.











