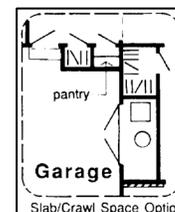


Oxford 1,456 sq. ft.



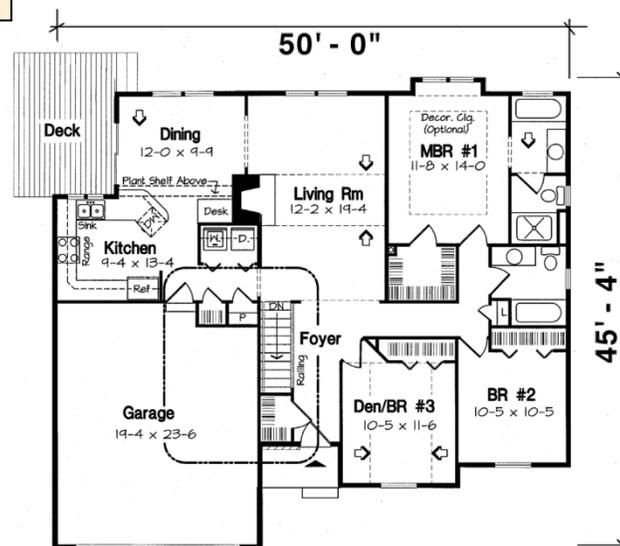
Specifications

Total Living Area:	1,456 sq.ft.	Garage area:	456 sq.ft.
Garage bays:	2	House width:	50'
House depth:	45'5"	Bedrooms:	3
Full baths:	2	Primary Roof Pitch:	6/12
Porch:	32 sq.ft.	Deck:	140 sq.ft.
Main Ceiling Height:	8'	Vaulted Ceiling:	Yes
Foundation:	B, C, S	Walls:	2x6
		Plan#:	20164



One Perfect Level

This big-hearted home delivers all the necessities, plus some! The entry foyer leads to a big, bright living room with fireplace. The kitchen is loaded with wholesome ingredients: lunch counter, recipe desk, shelving, storage, laundry and open access to the dining room. Sleeping quarters are nestled on the opposite side of the home. The master suite with walk-in closet and wonderful windowing has a private bath with a tub tucked beneath a window. Bedrooms #2 and #3 sleep beneath their own front windows.



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.



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 4/30/2018
Printed: 4/30/2018



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2020

Designed: 5/2/2018
Printed: 5/2/2018