

## STRATFORD

Plan #34705

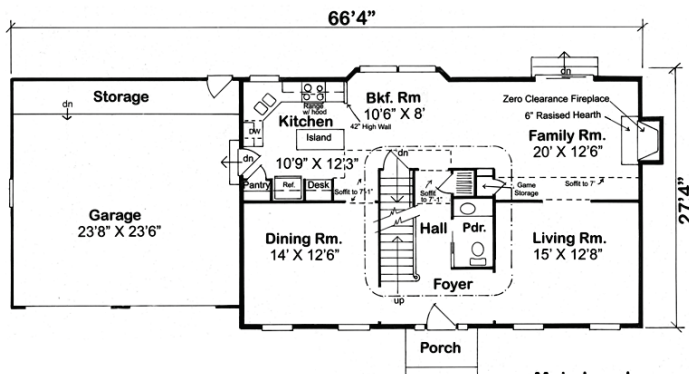
2,293 SQ.FT.

### SPECIFICATIONS

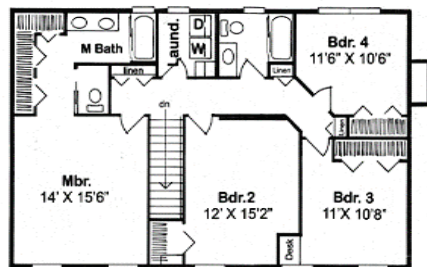
- Main living area: 1,136 sq. ft.
- Upper bonus area: 1,157 sq. ft.
- Garage area: 580 sq. ft.
- House width: 66'
- House depth: 27'
- Stories: 2
- Bedrooms: 4
- Baths: 2-1/2
- Ridge height: 27'
- Roof pitch: 8/12
- Roof Framing: Trusses
- Porch area: 30 sq. ft.
- Main ceiling height: 8'
- Upper ceiling height: 8'
- Foundation: B, C, S
- Exterior walls: 2x6
- Fireplace: Yes
- First floor Master: No
- Formal dining room: Yes



*This Colonial style 4-bedroom, two-story design keeps active and quiet areas separate. The formal living and dining rooms flank a spacious central entry while the family areas flow together into an open space at the rear of the house. An island kitchen, which features a built-in pantry, is centrally located for easy service to both the dining room and the breakfast nook. Upstairs, the laundry is conveniently located adjacent to the bedrooms. Three bedrooms share a hall bath and the master suite includes large closets and double vanities in the bath*



Main Level



Upper Level



Rear view

Dimensions shown are approximate. Specifications subject to change without notice.

*Your 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 (crawl version)
- Wall framing
- OSB wall sheathing
- Building wrap
- Rafter system or trusses, per plan
- Plywood or OSB roof sheathing
- Fiberglass roofing shingles
- Aluminum drip edge
- Roofing felt
- Roof ventilation
- Insulated windows
- Fiber-cement lap siding & trim
- Soffit & fascia
- Insulated exterior door
- Exterior lockset
- Nails and hardware

### Interior Package

- R-19 wall insulation
- R-30 ceiling insulation
- Insulation baffles
- Drywall,
- Drywall finishing materials
- Colonist primed interior doors
- 2 ¼" fingerjoint Colonial casing
- 3 ¼" fingerjoint Colonial base
- Shelving & closet rods
- Privacy and passage locks
- Fasteners and adhesives

### Kitchen and Bath Packages

- Timberlake Tahoe Kitchen cabinets
- Post-formed laminated countertop
- Stainless steel double bowl sink
- Timberlake Tahoe Bathroom vanities
- Cultured marble vanity tops
- Bath cabinets & mirrors



### The following materials and services are not supplied by 84 Lumber:

- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Finish flooring
- Shower
- Mirrors
- Appliances
- Furniture

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