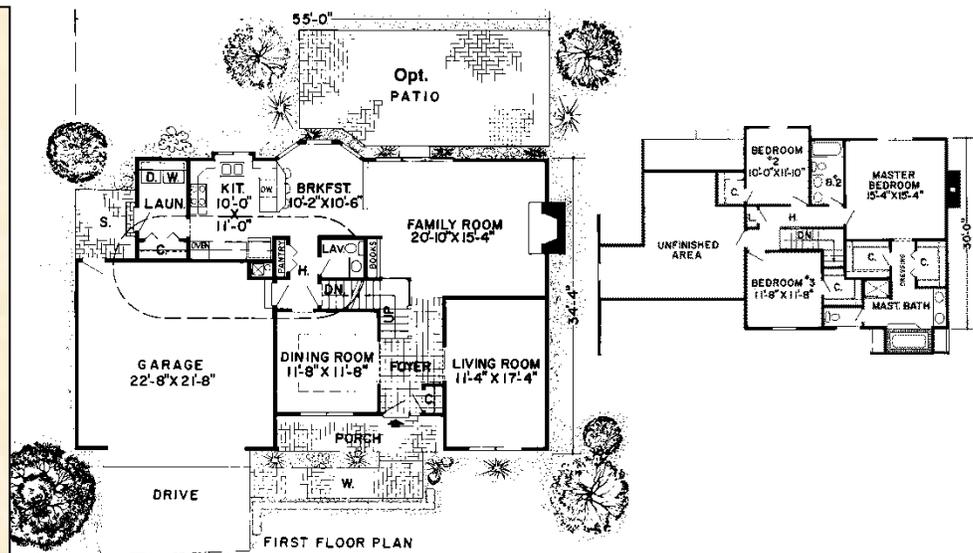


## Hampton 2,242 sq.ft.



### Specifications

Total Living Area:	2,242 sq.ft.
Main Living Area:	1,212 sq.ft.
Upper Living Area:	1,030 sq.ft.
Garage area:	484 sq.ft.
House Width:	55'0"
House Depth:	34'4"
Bedrooms:	3
Full Baths:	2 1/2
Max Ridge Height:	29'0"
Primary Roof Pitch:	8/12
Porch:	80 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	34827



### Room to grow

A charming porch shades the windows of the dining room, which rests alongside the tiled foyer. The cozy living room offers space for private times, while the larger family room enjoys its own fireplace and access to the optional patio. A bayed window sheds light on a breakfast nook with a built-in bar connecting to the kitchen. On the second floor, twin walk-in closets connect the master bedroom to a well-appointed full bath. Two secondary bedrooms and large unfinished area round out the upper level.

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.***















