

**DAVE FERREY
CONSTRUCTION
CUSTOM HOMES
570-256-3278**

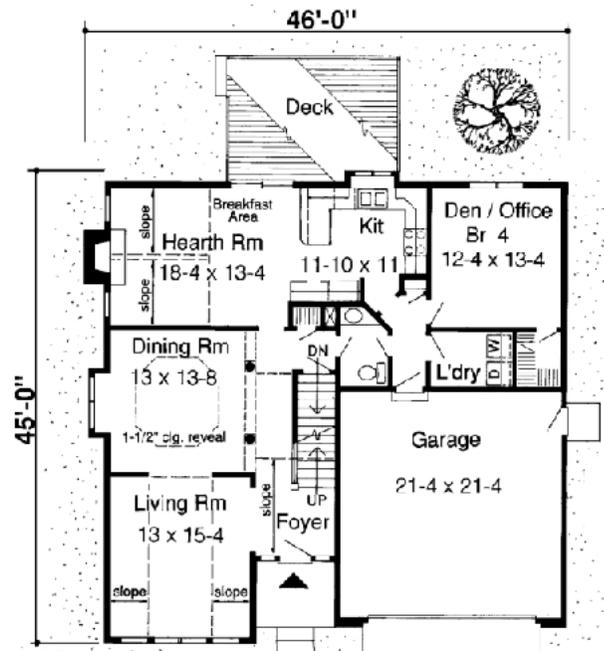
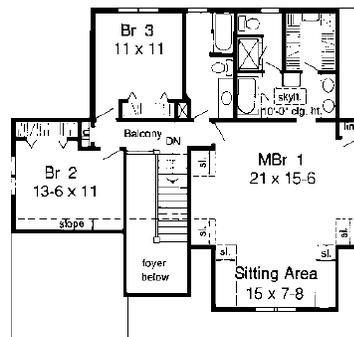
Andover

2,483 sq. ft.
Oaks Collection



Specifications

Total Living Area:	2483 sq.ft.
Main Living Area:	1361 sq.ft.
Upper Living Area:	1122 sq.ft.
Garage area:	477 sq.ft.
House Width:	46'0
House Depth:	45'0
Bedrooms:	4
Baths:	2 1/2
Max Ridge Height:	27'0
Primary Roof Pitch:	7/12
Porch:	42 sq.ft.
Deck:	188 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x4
Plan:	20134



Natural Light Abounds

This home offers design elements usually found in much larger homes. A 2-story foyer invites guests into the formal living room, which flows into the dining room, adorned with elegant columns and special ceiling details. Further inside, a cozy hearth room offers more casual entertaining options. The kitchen is designed for efficiency, with Ushaped counters and a snack bar serving the breakfast area. A secluded room adjoining the kitchen flexibly serves as a den, home office, or 4th bedroom.

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

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



The following materials and services are not supplied by Dave Ferry Construction:

- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Finish flooring

To order plans call 570-256-3278, or contact Dave Ferrey Construction.