

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

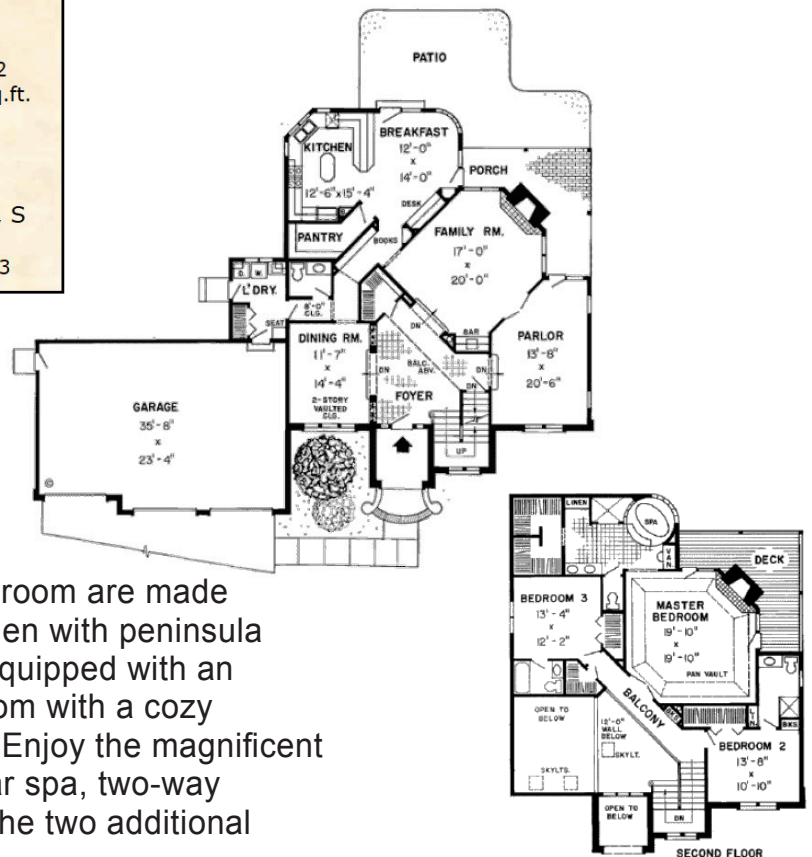
Brentwood

3,166 sq. ft.
Oaks Collection



Specifications

Total Living Area:	3,166 sq.ft.	Primary Roof Pitch:	12/12
Main Living Area:	1,807 sq.ft.	Porch:	68 sq.ft.
Upper Living Area:	1,359 sq.ft.	Formal Dining Room:	Yes
Garage area:	840 sq.ft.	Fireplace:	Yes
House Width:	80'0"	Main Ceiling Height:	9'
House Depth:	59'0"	Upper Ceiling Height:	8'
Bedrooms:	3	Foundation:	B, C, S
Baths:	3 1/2	Walls:	2x6
Max Ridge Height:	33'0"	Plan:	20353



Stately design communicates success.

A sky-lit foyer with a balcony above a formal dining room are made spacious by a vaulted ceiling. The large island kitchen with peninsula counter that serves a glass-walled breakfast area equipped with an adjoining pantry. A built-in bar in the huge family room with a cozy fireplace is just steps away from the elegant parlor. Enjoy the magnificent master suite with pan vault ceiling, fireplace, circular spa, two-way access to a private deck and large walk-in closet. The two additional bedrooms each feature a full bath.

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.