

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

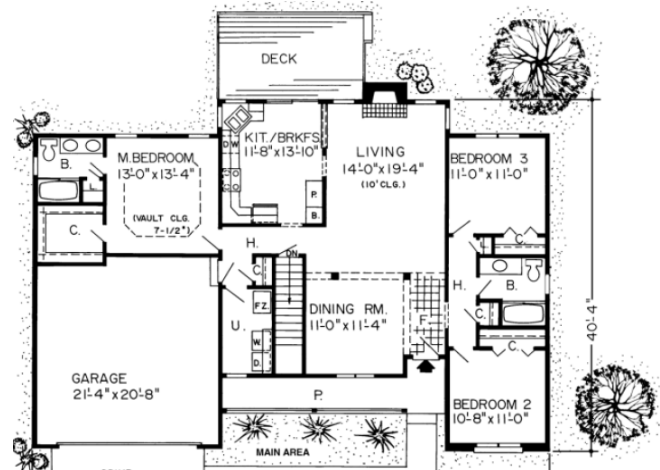
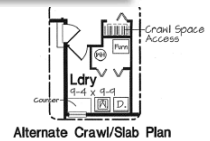
Cottagewood

1,575 sq. ft.
Oaks Collection



Specifications

Total Living Area:	1,575 sq.ft.	Primary Roof Pitch:	6/12
Main Living Area:	1,575	Porch:	114 sq.ft.
Garage area:	475 sq.ft.	Deck:	172 sq.ft.
House Width:	60'	Formal Dining Room:	Yes
House Depth:	42'10"	Fireplace:	Yes
Bedrooms:	3	Main Ceiling Height:	8'-10"
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	19'6"	Walls:	2x6
		Plan:	20083



One Level Living with a Twist

Here's an inviting home with a distinctive difference. Active living areas are wide-open and centrally located. From the foyer, you'll enjoy a full view of the spacious dining, living, and kitchen areas in one sweeping glance. You can even see the deck adjoining the breakfast room. The difference in this house lies in the layout of the bedrooms. Each is a private retreat, away from active areas. The master suite at the rear of the house features a full bath with double sinks. Two additional bedrooms, off in their own wing, share 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.