

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

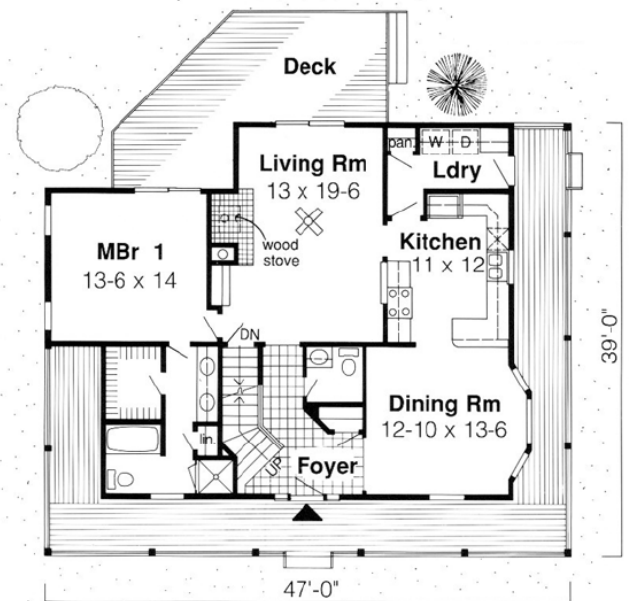
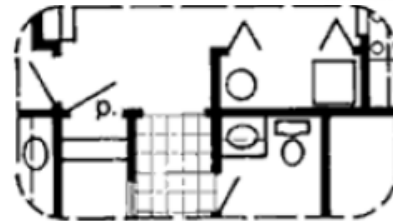
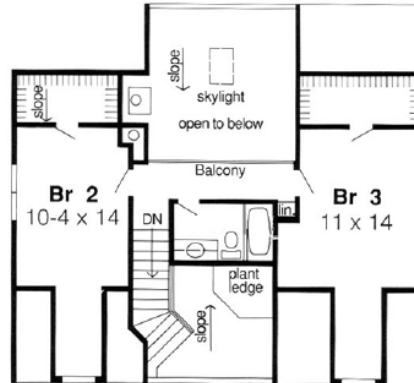
# Farmington

1,907 sq. ft.  
Oaks Collection



### Specifications

Total Living Area:	2,372 sq.ft.
Main Living Area:	1,752 sq.ft.
Upper Living Area:	620 sq.ft.
Garage area:	714 sq.ft.
House Width:	64'
House Depth:	53'
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	29'6"
Primary Roof Pitch:	12/12
Porch:	72 sq.ft.
Deck:	124 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Vaulted Ceiling:	Yes
Foundation:	B, C, S
Walls:	2x4
Plan:	20368



### Farmhouse Flavor

### Slab/Crawl Space Option

The charm of an old-fashioned farmhouse combines with sizzling contemporary excitement in this three-bedroom home. Classic touches abound, from the clapboard exterior with its inviting, wraparound porch, to the wood stove that warms the entire house. Inside, the two-story foyer, crowned by a plant ledge high overhead, affords a view of the soaring, skylit living room and rear deck beyond sliding glass doors. To the right, there's a formal dining room with bay window, just steps away from the kitchen. Upstairs, you'll find a full bath and two more bedrooms, each with a walk-in closet and cozy gable sitting nook.

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.