

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

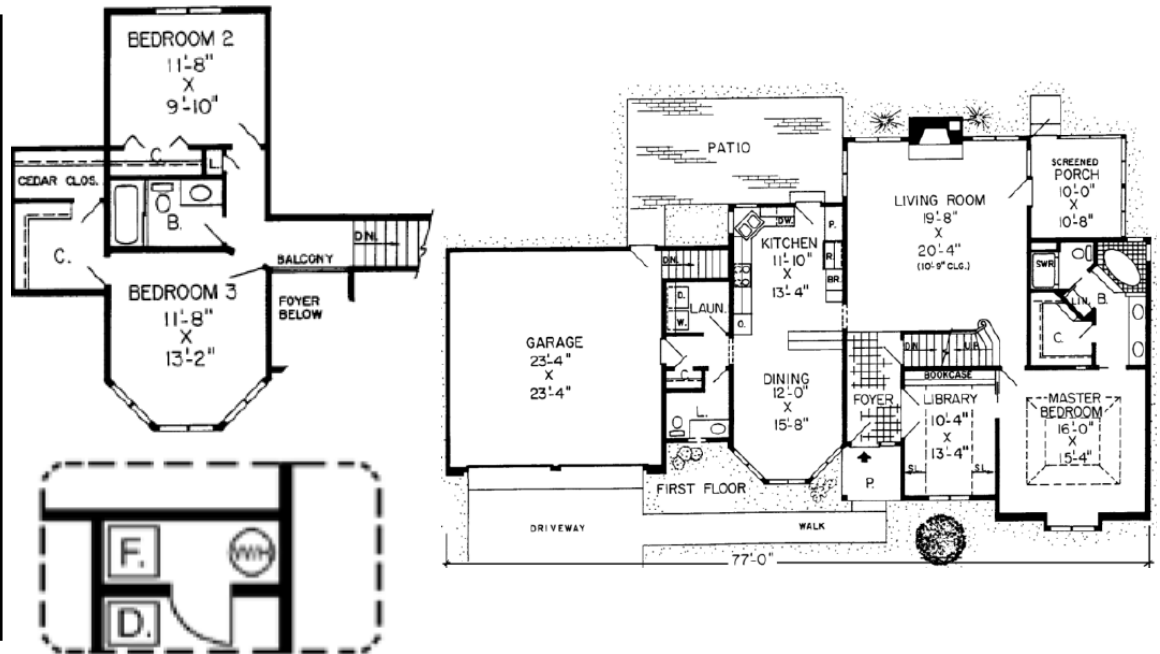
Fremont

2,176 sq. ft.
Oaks Collection



Specifications

Total Living Area:	2,176 sq.ft.
Main Living Area:	1,671 sq.ft.
Upper Living Area:	505 sq.ft.
Garage area:	604 sq.ft.
House Width:	77'
House Depth:	41'6"
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	28'
Primary Roof Pitch:	8/12
Porch:	114 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x4
Plan:	10555



Tudor with a Twist

Quaint, complex pitched rooflines and long, light-filled windows make this a very proper Tudor-style home befitting today's lifestyles. The living room is central to the layout, inviting folks to gather at the fireplace, hang out on the screened porch, join the hustle bustle in the kitchen, or take meals to the outdoor patio. The master suite with special ceiling and dreamy full bath enjoys main-floor access to the library and a front yard view.

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.