

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

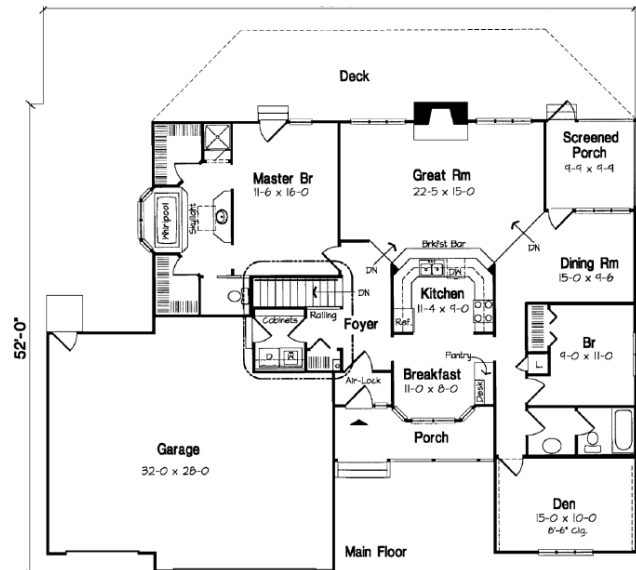
Hartwood

1,738 sq. ft.
Oaks Collection



Specifications

Total Living Area:	1,738	Porch:	202 sq.ft.
Garage area:	896 sq.ft.	Deck:	430 sq.ft.
House width:	66'	Formal Dining?:	Yes
House depth:	52'	Fireplace:	Yes
Bedrooms:	3	Main ceiling height:	8'
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	24' 6"	Walls:	2x6
Primary Roof Pitch:	8/12	Plan#:	10839



Your Own Ranch

This home delivers a three-car garage with spacious work area, comfy front and back porches and a big welcoming entry foyer. The kitchen spreads casually to a breakfast nook and beyond to formal dining. The sunken great room has WOW appeal, a fireplace, plus entry to the screened porch. The master suite owns two enormous walk-ins and skylit bathroom. Bedroom #3 converts easily to a home office or den.

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.