

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

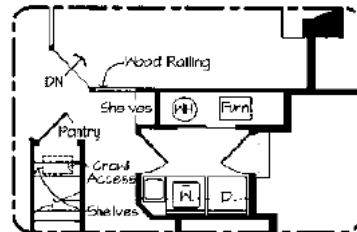
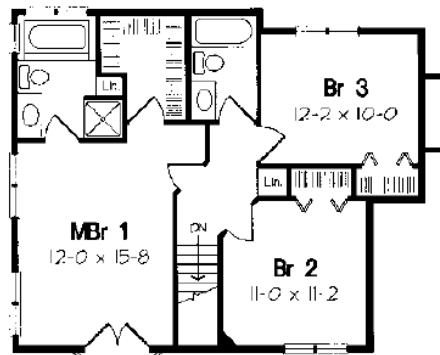
# Highland

1,894 sq. ft.  
Oaks Collection

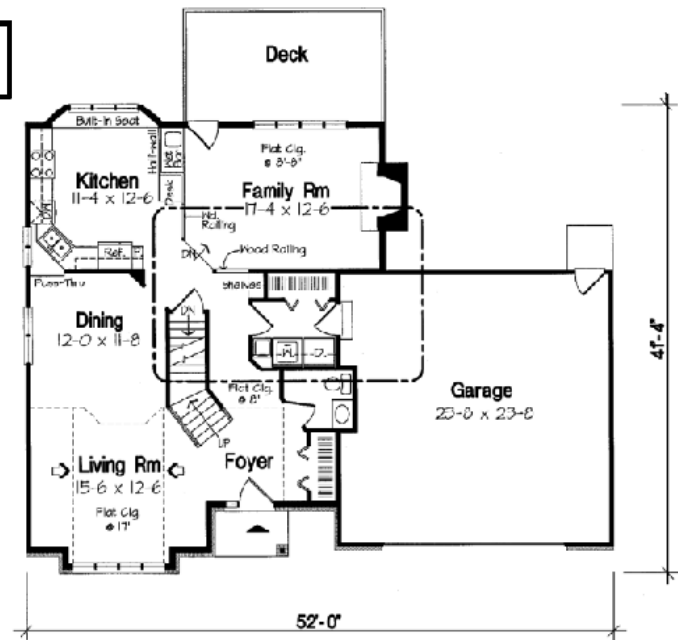


### Specifications

Total Living Area:	1,894 sq.ft.
Main Living Area:	1,108 sq.ft.
Upper Living Area:	786 sq.ft.
Garage area:	575 sq.ft.
House Width:	52'
House Depth:	41'4"
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	26'
Primary Roof Pitch:	6/12
Porch:	25 sq.ft.
Deck:	178 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	20367



Alternate Crawl/Slab Plan



### Stately Presence

A slope ceiling accentuates the two-story window in the living room. The kitchen has a pass-through to the dining room and views the sunken family room beyond a built-in desk, wet bar, and fireplace. The master bedroom offers a balcony that overlooks the living room.

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.