

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

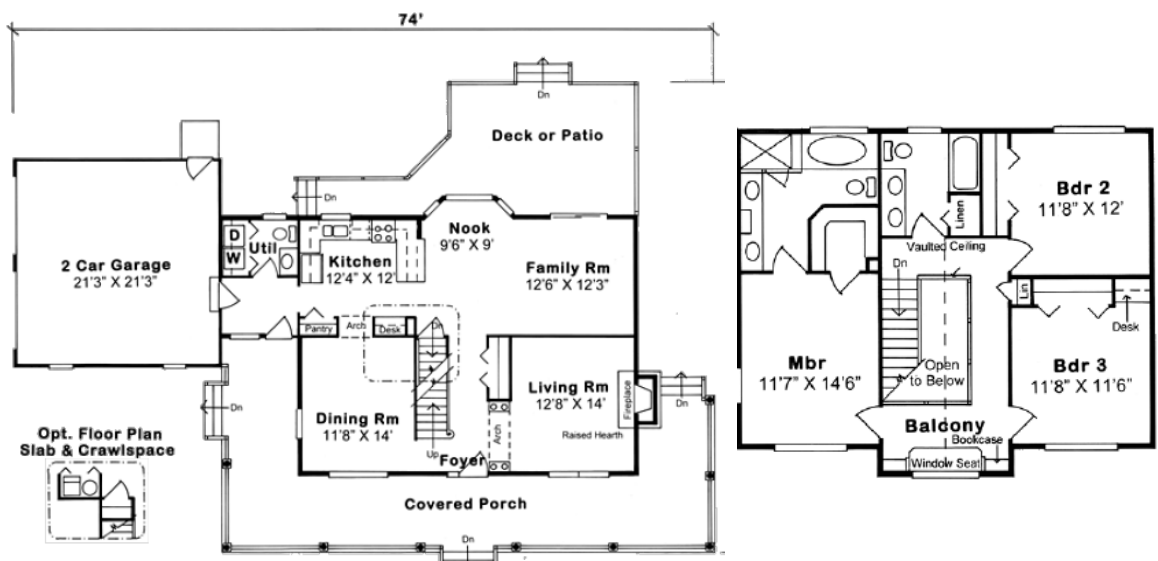
Sunnyvale

1,960 sq. ft.
Oaks Collection



Specifications

Total Living Area:	2,083 sq.ft.
Main Living Area:	1,113 sq.ft.
Upper Living Area:	970 sq.ft.
Garage area:	462 sq.ft.
House Width:	74'
House Depth:	41'6"
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	27'
Porch:	581 sq.ft.
Deck:	330 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	24245



Secluded sleeping quarters

This beauty accommodates the needs of a growing family and looks stunning in any neighborhood. The porch serves as a wonderful relaxing area to enjoy the outdoors. At the rear of the home is a patio, for a barbecue or for more private time away from the kids. The dining room features a decorative ceiling and has easy entry to the kitchen. The kitchen/utility area has a side exit into the garage. The living room has double doors into the family room which features a back entrance to the patio.

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.