

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

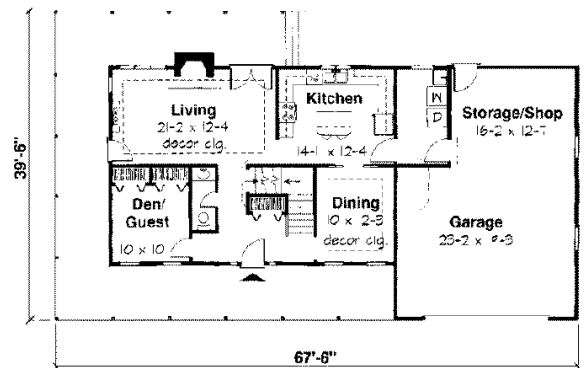
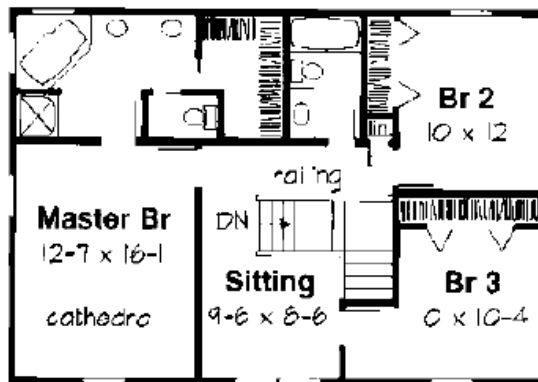
# Washington

1,978 sq. ft.  
Oaks Collection



### Specifications

Total Living Area:	2,033 sq.ft.
Main Living Area:	1,062 sq.ft.
Upper Living Area:	971 sq.ft.
Garage area:	684 sq.ft.
House Width:	68'
House Depth:	40'
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	29'
Primary Roof Pitch:	8/12
Porch:	700 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	9'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	24400



### Want country living?

This house is wonderful to look at and live in. A wrap-around porch leads to a welcoming entry. A comfy den half bath, and dining room with ceiling treatment enjoy special fore-front status. The living room is both elegant and relaxed with fireplace and French doors to the back porch. The kitchen is surrounded with cabinetry. Its central island is always ready to serve. The upstairs master bath has cathedral ceilings, a luxurious bath with corner platform tub, walk-in closet, and an adjacent sitting room. An added bonus is the garage with workshop!

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.