

84 Homes Ballpark Price List

-----> Option packages apply to Affordable Collection only <-----</p>
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House	Area (sq. ft.)	Collection	Page	B.R.	Baths	House price	Garage	Front porch	Fireplace	Deck	Angle bay(s)	Box bay(s)	Dormers	Turned gables	Family room	Enhanced plan
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Ranch																
<i>Elkview</i>	576	Affordable	2	2	1	17,259	4,311	883	1,750	904						25,107
<i>Westhaven</i>	982	Affordable	2	3	1	27,933	5,972	Std.		1,171						35,076
<i>St. Albans</i>	1,120	Affordable	3	3	2	29,081	5,972	1,234	1,750	1,171		667				39,875
<i>Bluff City</i>	1,288	Affordable	3	3	2	32,478	5,972	3,878	1,750	1,171		667				45,916
<i>Hickory</i>	1,456	Affordable	4	3	2	42,075	5,972		1,750	1,171	2,254					53,222
<i>Oxford</i>	1,456	Oaks	4	3	2	58,895	<----- Oaks Homes include specifications per plan ----->									
<i>Savannah</i>	1,492	Oaks	5	3	2	61,781	<----- Oaks Homes include specifications per plan ----->									
<i>Loyalhanna</i>	1,518	Affordable	5	3	2	40,672	5,972	Std.	1,750	1,171	2,254					51,819
<i>Wellsburg</i>	1,533	Affordable	6	3	2	41,145	Std.		1,750	1,171						44,066
<i>Cottagewood</i>	1,575	Oaks	6	3	2	62,190	<----- Oaks Homes include specifications per plan ----->									
<i>Albany</i>	1,583	Oaks	7	3	2	63,196	<----- Oaks Homes include specifications per plan ----->									
<i>Clarissa</i>	1,686	Oaks	7	3	2	69,601	<----- Oaks Homes include specifications per plan ----->									
<i>Hartwood</i>	1,738	Oaks	8	3	2	73,095	<----- Oaks Homes include specifications per plan ----->									
<i>Havenwood</i>	1,831	Oaks	8	3	2 ½	69,588	<----- Oaks Homes include specifications per plan ----->									
<i>Northport</i>	1,858	Affordable	9	3	2	48,295	Std.	Std.	1,750	1,171	1,127		2,120			54,463

Narrow Lot

<i>Lexington</i>	1,405	Affordable	10	3	2	39,124	5,910	Std.	1,750	1,171	1,127					49,082
<i>Winchester</i>	1,620	Affordable	10	4	2	43,443	5,911	Std.	1,750	1,005	1,127					53,236
<i>Louisville</i>	2,094	Affordable	11	4	2 ½	48,786	5,972	Std.	2,729	1,171	1,127					59,785

Split & Bi-level

<i>Wexford</i>	1,027	Affordable	12	3	2	37,708	Standard		2,729	1,171					3,034	44,642
<i>Newbury</i>	1,632	Affordable	12	4	2 ½	39,484	5,972		2,729	1,171						49,356
<i>Huntington</i>	2,387	Oaks	13	3	2 ½	75,712	<----- Oaks Homes include specifications per plan ----->									

Vacation

<i>Watertown</i>	1,241	Affordable	14	3	2	35,978			1,750	Std.						37,728
<i>Pocomoke City</i>	1,245	Affordable	15	3	1 1/2	40,193			1,750	Std.	1,127					43,070
<i>Lakewood</i>	1,412	Affordable	15	3	1 1/2	35,157			2,729	2,095						39,981

Townhomes

(price includes one party wall)

<i>16' Townhouse</i>	1,056	Affordable	16	2	1 ½	29,257	Std.		2,729	726		740		828		34,280
<i>20' Townhouse</i>	1,444	Affordable	17	3	2 ½	34,987	Std.	Std.	2,729	861		582		2,109		41,268

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1-1/2 Story

Manahawkin	1,589	Affordable	18	2	1 1/2	40,056	6,973	Std.	2,729	1,399	1,127		Std.		6,070	58,354
Auburn	1,784	Oaks	19	3	2 ½	64,127	<----- Oaks Homes include specifications per plan ----->									
Highland	1,894	Oaks	20	3	2 ½	68,476	<----- Oaks Homes include specifications per plan ----->									
Farmington	1,907	Oaks	21	3	2 ½	69,681	<----- Oaks Homes include specifications per plan ----->									
Cape May	1,915	Affordable	22	4	3	50,598	9,611	3,284	2,729	1,171			1,930			69,323
Livingstone	2,016	Oaks	23	4	3	73,633	<----- Oaks Homes include specifications per plan ----->									
Fremont	2,176	Oaks	24	3	2 ½	86,842	<----- Oaks Homes include specifications per plan ----->									
Carriage Hill	2,372	Oaks	25	3	2 ½	80,465	<----- Oaks Homes include specifications per plan ----->									
Andover	2,483	Oaks	26	4	2 ½	78,286	<----- Oaks Homes include specifications per plan ----->									
Alexandria	3,440	Oaks	27	4	3 ½	115,310	<----- Oaks Homes include specifications per plan ----->									

2 Story

Mt. Airy	1,344	Affordable	28	3	2 ½	34,624	5,972	2,416	2,729	1,171	1,127	667			6,565	55,271
Angela	1,763	Oaks	29	3	2 ½	71,766	<----- Oaks Homes include specifications per plan ----->									
Bridgeville	1,900	Affordable	30	3	2 ½	43,233	5,972		2,729	1,171	1,127					54,232
Archmont	1,930	Oaks	31	3	2 ½	71,806	<----- Oaks Homes include specifications per plan ----->									
Sunnyvale	1,960	Oaks	32	4	2 ½	62,942	<----- Oaks Homes include specifications per plan ----->									
Dunkirk	1,992	Affordable	34	4	2 ½	49,005	5,972		2,729	1,171		667				59,544
Adrian	2,016	Affordable	35	4	2 ½	46,905	5,827	2,728	2,729	1,171						59,360
Washington	2,033	Oaks	33	3	2 ½	78,869	<----- Oaks Homes include specifications per plan ----->									
Manhattan	2,083	Oaks	36	3	2 ½	83,226	<----- Oaks Homes include specifications per plan ----->									
Ashton	2,143	Oaks	37	4	2 ½	70,393	<----- Oaks Homes include specifications per plan ----->									
Heritage	2,157	Oaks	38	3	2 ½	76,482	<----- Oaks Homes include specifications per plan ----->									
Hampton	2,242	Oaks	39	3	2 ½	74,489	<----- Oaks Homes include specifications per plan ----->									
Country Manor	2,281	Oaks	40	3	2 ½	91,757	<----- Oaks Homes include specifications per plan ----->									
Bayside	2,525	Oaks	41	3	2 ½	87,005	<----- Oaks Homes include specifications per plan ----->									
Woodlands	2,545	Oaks	42	4	3 ½	88,540	<----- Oaks Homes include specifications per plan ----->									
Westminster	2,576	Affordable	43	4	2 ½	55,718	5,972	1,985	2,729	1,171	1,127					68,702
Hightower	2,674	Oaks	44	3	2 ½	95,264	<----- Oaks Homes include specifications per plan ----->									
Bradford	2,710	Oaks	45	4	2 ½	91,233	<----- Oaks Homes include specifications per plan ----->									
Lynnwood	2,716	Oaks	46	4	2 ½	105,566	<----- Oaks Homes include specifications per plan ----->									
Manchester	2,851	Oaks	47	4	2 ½	92,122	<----- Oaks Homes include specifications per plan ----->									
Brentwood	3,166	Oaks	48	3	3 ½	125,784	<----- Oaks Homes include specifications per plan ----->									
Edmonton	4,963	Oaks	48	5	3 ½	177,863	<----- Oaks Homes include specifications per plan ----->									

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Note:

These are estimated prices for home assuming basement foundations and 2"x6" walls. You must contact your 84 store for a written estimate with exact prices and options available. Due to code restrictions these homes are not available in Florida or California. Other code-compliance issues may apply in your area. Check with your local code officials before ordering blueprints.

In general 84 will supply the following products in your home package...

- Blueprints
- Treated sill plates
- Floor joists
- 3/4" plywood or OSB floor
- Wall studs
- OSB wall sheathing
- Engineered roof trusses (most Affordable homes)
- Rafters (most Oaks homes)
- OSB roof sheathing
- Roofing felt
- Fiberglass roofing shingles
- Roof ventilation
- Gutters and downspouts
- Insulated windows
- Exterior trim
- Vinyl siding (most Affordables)
- Hardboard / Fiber Cement siding (most Oaks)
- Insulated exterior doors
- Colonist interior doors
- R-13 wall insulation (2" x 4" stud option)
- R-19 wall insulation (2" x 6" stud option)
- R-30 ceiling insulation
- Drywall and finishing materials
- Interior trim
- Fasteners and adhesives
- Timberlake Fairfield kitchen cabinets (Affordable Homes)
- Timberlake Fairfield bathroom vanities (Affordable Homes)
- Timberlake Tahoe Oak kitchen cabinets (Oaks Homes)
- Timberlake Tahoe Oak bathroom vanities (Oaks Homes)
- Post-formed laminated countertops
- Cultured marble vanity top

Here are some items not supplied by 84 Lumber. Your subcontractors will typically supply bids for these items.

- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Appliances
- Finish flooring

For more information call 1-800-359-8484.