

# 84 Homes Ballpark Price List

-----> Option packages apply to Affordable Collection only <----->

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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<b>Ranch</b>																
<i>Elkview</i>	576	Affordable	2	2	1	16,306	3,942	780	1,743	817						23,588
<i>Westhaven</i>	982	Affordable	2	3	1	26,105	5,453	Std.		1,034						32,592
<i>St. Albans</i>	1,120	Affordable	3	3	2	27,333	5,453	1,106	1,743	1,034		593				37,262
<i>Bluff City</i>	1,288	Affordable	3	3	2	30,499	5,453	3,337	1,743	1,034		593				42,659
<i>Hickory</i>	1,456	Affordable	4	3	2	39,566	5,453		1,743	1,034	2,110					49,906
<i>Oxford</i>	1,456	Oaks	4	3	2	54,285	<----- Oaks Homes include specifications per plan ----->									
<i>Savannah</i>	1,492	Oaks	5	3	2	53,309	<----- Oaks Homes include specifications per plan ----->									
<i>Loyalhanna</i>	1,518	Affordable	5	3	2	38,326	5,453	Std.	1,743	1,034	2,110					48,666
<i>Wellsburg</i>	1,533	Affordable	6	3	2	38,374	Std.		1,743	1,034						41,151
<i>Cottagewood</i>	1,575	Oaks	6	3	2	57,569	<----- Oaks Homes include specifications per plan ----->									
<i>Albany</i>	1,583	Oaks	7	3	2	59,270	<----- Oaks Homes include specifications per plan ----->									
<i>Clarissa</i>	1,686	Oaks	7	3	2	63,986	<----- Oaks Homes include specifications per plan ----->									
<i>Hartwood</i>	1,738	Oaks	8	3	2	67,725	<----- Oaks Homes include specifications per plan ----->									
<i>Havenwood</i>	1,831	Oaks	8	3	2 ½	64,760	<----- Oaks Homes include specifications per plan ----->									
<i>Northport</i>	1,858	Affordable	9	3	2	45,129	Std.	Std.	1,743	1,034	1,055		1,968			50,929

## Narrow Lot

<i>Lexington</i>	1,405	Affordable	10	3	2	36,675	5,414	Std.	1,743	1,034	1,055					45,921
<i>Winchester</i>	1,620	Affordable	10	4	2	40,572	5,416	Std.	1,743	888	1,055					49,674
<i>Louisville</i>	2,094	Affordable	11	4	2 ½	45,424	5,453	Std.	2,575	1,034	1,055					55,541

## Split & Bi-level

<i>Wexford</i>	1,027	Affordable	12	3	2	35,494	Standard		2,575	1,034					2,867	41,970
<i>Newbury</i>	1,632	Affordable	12	4	2 ½	37,046	5,453		2,575	1,034						46,108
<i>Huntington</i>	2,387	Oaks	13	3	2 ½	70,633	<----- Oaks Homes include specifications per plan ----->									

## Vacation

<i>Watertown</i>	1,241	Affordable	14	3	2	33,626			1,743	Std.						35,369
<i>Pocomoke City</i>	1,245	Affordable	15	3	1 1/2	37,132			1,743	Std.	1,055					39,930
<i>Lakewood</i>	1,412	Affordable	15	3	1 1/2	32,906			2,575	1,842						37,323

## Townhomes (price includes one party wall)

<i>16' Townhouse</i>	1,056	Affordable	16	2	1 ½	27,717	Std.		2,575	645		630		787		32,354
<i>20' Townhouse</i>	1,444	Affordable	17	3	2 ½	32,884	Std.	Std.	2,575	761		488		2,018		38,726

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## 1-1/2 Story

<b>Manahawkin</b>	1,589	Affordable	18	2	1 1/2	<b>37,142</b>	6,435	Std.	2,575	1,202	1,055		Std.		5,760	<b>54,169</b>
<b>Auburn</b>	1,784	Oaks	19	3	2 ½	<b>58,382</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Highland</b>	1,894	Oaks	20	3	2 ½	<b>63,138</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Farmington</b>	1,907	Oaks	21	3	2 ½	<b>63,776</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Cape May</b>	1,915	Affordable	22	4	3	<b>47,082</b>	8,782	2,821	2,575	1,034			1,714			<b>64,008</b>
<b>Livingstone</b>	2,016	Oaks	23	4	3	<b>68,342</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Fremont</b>	2,176	Oaks	24	3	2 ½	<b>81,522</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Carriage Hill</b>	2,372	Oaks	25	3	2 ½	<b>75,295</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Andover</b>	2,483	Oaks	26	4	2 ½	<b>72,811</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Alexandria</b>	3,440	Oaks	27	4	3 ½	<b>107,689</b>	<----- Oaks Homes include specifications per plan ----->									

## 2 Story

<b>Mt. Airy</b>	1,344	Affordable	28	3	2 ½	<b>32,362</b>	5,453	2,112	2,575	1,034	1,055	593			6,114	<b>51,298</b>
<b>Angela</b>	1,763	Oaks	29	3	2 ½	<b>66,661</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Bridgeville</b>	1,900	Affordable	30	3	2 ½	<b>40,352</b>	5,453		2,575	1,034	1,055					<b>50,469</b>
<b>Archmont</b>	1,930	Oaks	31	3	2 ½	<b>66,646</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Sunnyvale</b>	1,960	Oaks	32	4	2 ½	<b>58,762</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Dunkirk</b>	1,992	Affordable	34	4	2 ½	<b>45,740</b>	5,453		2,575	1,034		593				<b>55,395</b>
<b>Adrian</b>	2,016	Affordable	35	4	2 ½	<b>43,794</b>	5,316	2,426	2,575	1,034						<b>55,145</b>
<b>Washington</b>	2,033	Oaks	33	3	2 ½	<b>72,264</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Manhattan</b>	2,083	Oaks	36	3	2 ½	<b>77,043</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Ashton</b>	2,143	Oaks	37	4	2 ½	<b>64,907</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Heritage</b>	2,157	Oaks	38	3	2 ½	<b>71,001</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Hampton</b>	2,242	Oaks	39	3	2 ½	<b>68,842</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Country Manor</b>	2,281	Oaks	40	3	2 ½	<b>84,438</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Bayside</b>	2,525	Oaks	41	3	2 ½	<b>80,340</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Woodlands</b>	2,545	Oaks	42	4	3 ½	<b>81,715</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Westminster</b>	2,576	Affordable	43	4	2 ½	<b>52,088</b>	5,453	1,769	2,575	1,034	1,055					<b>63,974</b>
<b>Hightower</b>	2,674	Oaks	44	3	2 ½	<b>88,085</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Bradford</b>	2,710	Oaks	45	4	2 ½	<b>84,230</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Lynnwood</b>	2,716	Oaks	46	4	2 ½	<b>98,096</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Manchester</b>	2,851	Oaks	47	4	2 ½	<b>84,860</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Brentwood</b>	3,166	Oaks	48	3	3 ½	<b>116,851</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Edmonton</b>	4,963	Oaks	48	5	3 ½	<b>168,077</b>	<----- 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.**