

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
Ranch																
<i>Elkview</i>	576	Affordable	2	2	1	16,696	4,001	792	1,744	833						24,066
<i>Westhaven</i>	982	Affordable	2	3	1	26,470	5,539	Std.		1,059						33,068
<i>St. Albans</i>	1,120	Affordable	3	3	2	27,867	5,539	1,125	1,744	1,059		605				37,939
<i>Bluff City</i>	1,288	Affordable	3	3	2	30,918	5,539	3,427	1,744	1,059		605				43,292
<i>Hickory</i>	1,456	Affordable	4	3	2	40,054	5,539		1,744	1,059	2,134					50,530
<i>Oxford</i>	1,456	Oaks	4	3	2	55,142	<----- Oaks Homes include specifications per plan ----->									
<i>Savannah</i>	1,492	Oaks	5	3	2	54,211	<----- Oaks Homes include specifications per plan ----->									
<i>Loyalhanna</i>	1,518	Affordable	5	3	2	38,799	5,539	Std.	1,744	1,059	2,134					49,275
<i>Wellsburg</i>	1,533	Affordable	6	3	2	38,948	Std.		1,744	1,059						41,751
<i>Cottagewood</i>	1,575	Oaks	6	3	2	58,517	<----- Oaks Homes include specifications per plan ----->									
<i>Albany</i>	1,583	Oaks	7	3	2	60,107	<----- Oaks Homes include specifications per plan ----->									
<i>Clarissa</i>	1,686	Oaks	7	3	2	65,107	<----- Oaks Homes include specifications per plan ----->									
<i>Hartwood</i>	1,738	Oaks	8	3	2	68,853	<----- Oaks Homes include specifications per plan ----->									
<i>Havenwood</i>	1,831	Oaks	8	3	2 ½	65,742	<----- Oaks Homes include specifications per plan ----->									
<i>Northport</i>	1,858	Affordable	9	3	2	45,744	Std.	Std.	1,744	1,059	1,067		1,992			51,606
Narrow Lot																
<i>Lexington</i>	1,405	Affordable	10	3	2	37,168	5,497	Std.	1,744	1,059	1,067					46,535
<i>Winchester</i>	1,620	Affordable	10	4	2	41,122	5,499	Std.	1,744	910	1,067					50,342
<i>Louisville</i>	2,094	Affordable	11	4	2 ½	46,061	5,539	Std.	2,606	1,059	1,067					56,332
Split & Bi-level																
<i>Wexford</i>	1,027	Affordable	12	3	2	35,930	Standard		2,606	1,059					2,893	42,488
<i>Newbury</i>	1,632	Affordable	12	4	2 ½	37,529	5,539		2,606	1,059						46,733
<i>Huntington</i>	2,387	Oaks	13	3	2 ½	71,418	<----- Oaks Homes include specifications per plan ----->									
Vacation																
<i>Watertown</i>	1,241	Affordable	14	3	2	34,090			1,744	Std.						35,834
<i>Pocomoke City</i>	1,245	Affordable	15	3	1 1/2	37,752			1,744	Std.	1,067					40,563
<i>Lakewood</i>	1,412	Affordable	15	3	1 1/2	33,331			2,606	1,886						37,823
Townhomes (price includes one party wall)																
<i>16' Townhouse</i>	1,056	Affordable	16	2	1 ½	28,143	Std.		2,606	661		646		793		32,849
<i>20' Townhouse</i>	1,444	Affordable	17	3	2 ½	33,291	Std.	Std.	2,606	778		500		2,030		39,205

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1-1/2 Story

Manahawkin	1,589	Affordable	18	2	1 1/2	37,752	6,526	Std.	2,606	1,228	1,067		Std.		5,819	54,998
Auburn	1,784	Oaks	19	3	2 ½	59,355	----- Oaks Homes include specifications per plan ----->									
Highland	1,894	Oaks	20	3	2 ½	64,235	----- Oaks Homes include specifications per plan ----->									
Farmington	1,907	Oaks	21	3	2 ½	65,081	----- Oaks Homes include specifications per plan ----->									
Cape May	1,915	Affordable	22	4	3	47,756	8,925	2,893	2,606	1,059			1,750			64,989
Livingstone	2,016	Oaks	23	4	3	69,436	----- Oaks Homes include specifications per plan ----->									
Fremont	2,176	Oaks	24	3	2 ½	82,298	----- Oaks Homes include specifications per plan ----->									
Carriage Hill	2,372	Oaks	25	3	2 ½	76,319	----- Oaks Homes include specifications per plan ----->									
Andover	2,483	Oaks	26	4	2 ½	73,901	----- Oaks Homes include specifications per plan ----->									
Alexandria	3,440	Oaks	27	4	3 ½	109,429	----- Oaks Homes include specifications per plan ----->									

2 Story

Mt. Airy	1,344	Affordable	28	3	2 ½	32,835	5,539	2,142	2,606	1,059	1,067	605			6,158	52,011
Angela	1,763	Oaks	29	3	2 ½	67,733	----- Oaks Homes include specifications per plan ----->									
Bridgeville	1,900	Affordable	30	3	2 ½	40,904	5,539		2,606	1,059	1,067					51,175
Archmont	1,930	Oaks	31	3	2 ½	67,714	----- Oaks Homes include specifications per plan ----->									
Sunnyvale	1,960	Oaks	32	4	2 ½	59,679	----- Oaks Homes include specifications per plan ----->									
Dunkirk	1,992	Affordable	34	4	2 ½	46,397	5,539		2,606	1,059		605				56,206
Adrian	2,016	Affordable	35	4	2 ½	44,449	5,397	2,463	2,606	1,059						55,974
Washington	2,033	Oaks	33	3	2 ½	73,647	----- Oaks Homes include specifications per plan ----->									
Manhattan	2,083	Oaks	36	3	2 ½	78,217	----- Oaks Homes include specifications per plan ----->									
Ashton	2,143	Oaks	37	4	2 ½	66,138	----- Oaks Homes include specifications per plan ----->									
Heritage	2,157	Oaks	38	3	2 ½	72,160	----- Oaks Homes include specifications per plan ----->									
Hampton	2,242	Oaks	39	3	2 ½	70,025	----- Oaks Homes include specifications per plan ----->									
Country Manor	2,281	Oaks	40	3	2 ½	85,822	----- Oaks Homes include specifications per plan ----->									
Bayside	2,525	Oaks	41	3	2 ½	81,561	----- Oaks Homes include specifications per plan ----->									
Woodlands	2,545	Oaks	42	4	3 ½	83,234	----- Oaks Homes include specifications per plan ----->									
Westminster	2,576	Affordable	43	4	2 ½	52,829	5,539	1,787	2,606	1,059	1,067					64,887
Hightower	2,674	Oaks	44	3	2 ½	89,540	----- Oaks Homes include specifications per plan ----->									
Bradford	2,710	Oaks	45	4	2 ½	85,594	----- Oaks Homes include specifications per plan ----->									
Lynnwood	2,716	Oaks	46	4	2 ½	99,728	----- Oaks Homes include specifications per plan ----->									
Manchester	2,851	Oaks	47	4	2 ½	86,336	----- Oaks Homes include specifications per plan ----->									
Brentwood	3,166	Oaks	48	3	3 ½	118,870	----- Oaks Homes include specifications per plan ----->									
Edmonton	4,963	Oaks	48	5	3 ½	170,359	----- 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.