

# 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	17,121	4,122	827	1,744	860						24,674
<i>Westhaven</i>	982	Affordable	2	3	1	27,575	5,752	Std.		1,124						34,451
<i>St. Albans</i>	1,120	Affordable	3	3	2	28,730	5,752	1,166	1,744	1,124		656				39,171
<i>Bluff City</i>	1,288	Affordable	3	3	2	32,091	5,752	3,601	1,744	1,124		656				44,966
<i>Hickory</i>	1,456	Affordable	4	3	2	41,438	5,752		1,744	1,124	2,236					52,293
<i>Oxford</i>	1,456	Oaks	4	3	2	57,311	<----- Oaks Homes include specifications per plan ----->									
<i>Savannah</i>	1,492	Oaks	5	3	2	56,252	<----- Oaks Homes include specifications per plan ----->									
<i>Loyalhanna</i>	1,518	Affordable	5	3	2	40,150	5,752	Std.	1,744	1,124	2,236					51,006
<i>Wellsburg</i>	1,533	Affordable	6	3	2	40,453	Std.		1,744	1,124						43,321
<i>Cottagewood</i>	1,575	Oaks	6	3	2	60,949	<----- Oaks Homes include specifications per plan ----->									
<i>Albany</i>	1,583	Oaks	7	3	2	62,473	<----- Oaks Homes include specifications per plan ----->									
<i>Clarissa</i>	1,686	Oaks	7	3	2	67,967	<----- Oaks Homes include specifications per plan ----->									
<i>Hartwood</i>	1,738	Oaks	8	3	2	71,746	<----- Oaks Homes include specifications per plan ----->									
<i>Havenwood</i>	1,831	Oaks	8	3	2 ½	68,505	<----- Oaks Homes include specifications per plan ----->									
<i>Northport</i>	1,858	Affordable	9	3	2	47,433	Std.	Std.	1,744	1,124	1,118		2,041			53,460

### Narrow Lot

<i>Lexington</i>	1,405	Affordable	10	3	2	38,554	5,708	Std.	1,744	1,124	1,118					48,248
<i>Winchester</i>	1,620	Affordable	10	4	2	42,754	5,708	Std.	1,744	968	1,118					52,291
<i>Louisville</i>	2,094	Affordable	11	4	2 ½	47,942	5,752	Std.	2,655	1,124	1,118					58,590

### Split & Bi-level

<i>Wexford</i>	1,027	Affordable	12	3	2	37,307	Standard		2,655	1,124					2,980	44,066
<i>Newbury</i>	1,632	Affordable	12	4	2 ½	38,964	5,752		2,655	1,124						48,494
<i>Huntington</i>	2,387	Oaks	13	3	2 ½	74,617	<----- Oaks Homes include specifications per plan ----->									

### Vacation

<i>Watertown</i>	1,241	Affordable	14	3	2	35,281			1,744	Std.						37,025
<i>Pocomoke City</i>	1,245	Affordable	15	3	1 1/2	39,382			1,744	Std.	1,118					42,244
<i>Lakewood</i>	1,412	Affordable	15	3	1 1/2	34,661			2,655	2,018						39,333

### Townhomes (price includes one party wall)

<i>16' Townhouse</i>	1,056	Affordable	16	2	1 ½	28,969	Std.		2,655	682		699		814		33,819
<i>20' Townhouse</i>	1,444	Affordable	17	3	2 ½	34,435	Std.	Std.	2,655	806		548		2,043		40,487

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### 1-1/2 Story

<b>Manahawkin</b>	1,589	Affordable	18	2	1 1/2	<b>39,314</b>	6,764	Std.	2,655	1,312	1,118		Std.		5,917	<b>57,079</b>
<b>Auburn</b>	1,784	Oaks	19	3	2 ½	<b>61,842</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Highland</b>	1,894	Oaks	20	3	2 ½	<b>67,069</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Farmington</b>	1,907	Oaks	21	3	2 ½	<b>67,752</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Cape May</b>	1,915	Affordable	22	4	3	<b>49,675</b>	9,281	3,028	2,655	1,124			1,870			<b>67,631</b>
<b>Livingstone</b>	2,016	Oaks	23	4	3	<b>72,574</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Fremont</b>	2,176	Oaks	24	3	2 ½	<b>85,498</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Carriage Hill</b>	2,372	Oaks	25	3	2 ½	<b>79,476</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Andover</b>	2,483	Oaks	26	4	2 ½	<b>77,074</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Alexandria</b>	3,440	Oaks	27	4	3 ½	<b>113,336</b>	-----> Oaks Homes include specifications per plan <-----									

### 2 Story

<b>Mt. Airy</b>	1,344	Affordable	28	3	2 ½	<b>34,105</b>	5,752	2,207	2,655	1,124	1,118	656			6,525	<b>54,140</b>
<b>Angela</b>	1,763	Oaks	29	3	2 ½	<b>70,670</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Bridgeville</b>	1,900	Affordable	30	3	2 ½	<b>42,569</b>	5,752		2,655	1,124	1,118					<b>53,217</b>
<b>Archmont</b>	1,930	Oaks	31	3	2 ½	<b>70,786</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Sunnyvale</b>	1,960	Oaks	32	4	2 ½	<b>62,141</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Dunkirk</b>	1,992	Affordable	34	4	2 ½	<b>48,183</b>	5,752		2,655	1,124		656				<b>58,369</b>
<b>Adrian</b>	2,016	Affordable	35	4	2 ½	<b>46,177</b>	5,618	2,530	2,655	1,124						<b>58,103</b>
<b>Washington</b>	2,033	Oaks	33	3	2 ½	<b>76,831</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Manhattan</b>	2,083	Oaks	36	3	2 ½	<b>81,629</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Ashton</b>	2,143	Oaks	37	4	2 ½	<b>68,938</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Heritage</b>	2,157	Oaks	38	3	2 ½	<b>75,217</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Hampton</b>	2,242	Oaks	39	3	2 ½	<b>73,187</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Country Manor</b>	2,281	Oaks	40	3	2 ½	<b>89,546</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Bayside</b>	2,525	Oaks	41	3	2 ½	<b>85,066</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Woodlands</b>	2,545	Oaks	42	4	3 ½	<b>86,697</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Westminster</b>	2,576	Affordable	43	4	2 ½	<b>54,919</b>	5,752	1,842	2,655	1,124	1,118					<b>67,409</b>
<b>Hightower</b>	2,674	Oaks	44	3	2 ½	<b>93,339</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Bradford</b>	2,710	Oaks	45	4	2 ½	<b>89,083</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Lynnwood</b>	2,716	Oaks	46	4	2 ½	<b>103,564</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Manchester</b>	2,851	Oaks	47	4	2 ½	<b>89,911</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Brentwood</b>	3,166	Oaks	48	3	3 ½	<b>123,273</b>	-----> Oaks Homes include specifications per plan <-----									
<b>Edmonton</b>	4,963	Oaks	48	5	3 ½	<b>175,419</b>	-----> Oaks Homes include specifications per plan <-----									

# 84 Homes Ballpark Price List

**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.**