

# 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	16,870	4,165	844	1,744	854						24,477
<i>Westhaven</i>	982	Affordable	2	3	1	27,277	5,778	Std.		1,086						34,141
<i>St. Albans</i>	1,120	Affordable	3	3	2	28,506	5,778	1,188	1,744	1,086		641				38,943
<i>Bluff City</i>	1,288	Affordable	3	3	2	31,824	5,778	3,695	1,744	1,086		641				44,768
<i>Hickory</i>	1,456	Affordable	4	3	2	41,253	5,778		1,744	1,086	2,206					52,067
<i>Oxford</i>	1,456	Oaks	4	3	2	57,518	<----- Oaks Homes include specifications per plan ----->									
<i>Savannah</i>	1,492	Oaks	5	3	2	56,250	<----- Oaks Homes include specifications per plan ----->									
<i>Loyalhanna</i>	1,518	Affordable	5	3	2	39,869	5,778	Std.	1,744	1,086	2,206					50,683
<i>Wellsburg</i>	1,533	Affordable	6	3	2	40,254	Std.		1,744	1,086						43,084
<i>Cottagewood</i>	1,575	Oaks	6	3	2	60,867	<----- Oaks Homes include specifications per plan ----->									
<i>Albany</i>	1,583	Oaks	7	3	2	61,865	<----- Oaks Homes include specifications per plan ----->									
<i>Clarissa</i>	1,686	Oaks	7	3	2	68,019	<----- Oaks Homes include specifications per plan ----->									
<i>Hartwood</i>	1,738	Oaks	8	3	2	71,500	<----- Oaks Homes include specifications per plan ----->									
<i>Havenwood</i>	1,831	Oaks	8	3	2 ½	68,084	<----- Oaks Homes include specifications per plan ----->									
<i>Northport</i>	1,858	Affordable	9	3	2	47,216	Std.	Std.	1,744	1,086	1,103		2,064			53,213

## Narrow Lot

<i>Lexington</i>	1,405	Affordable	10	3	2	38,297	5,720	Std.	1,744	1,086	1,103					47,950
<i>Winchester</i>	1,620	Affordable	10	4	2	42,487	5,721	Std.	1,744	933	1,103					51,988
<i>Louisville</i>	2,094	Affordable	11	4	2 ½	47,797	5,778	Std.	2,693	1,086	1,103					58,457

## Split & Bi-level

<i>Wexford</i>	1,027	Affordable	12	3	2	37,040	Standard			2,693	1,086				2,969	43,788
<i>Newbury</i>	1,632	Affordable	12	4	2 ½	38,621	5,778			2,693	1,086					48,178
<i>Huntington</i>	2,387	Oaks	13	3	2 ½	73,876	<----- Oaks Homes include specifications per plan ----->									

## Vacation

<i>Watertown</i>	1,241	Affordable	14	3	2	35,268			1,744	Std.						37,012
<i>Pocomoke City</i>	1,245	Affordable	15	3	1 1/2	39,244			1,744	Std.	1,103					42,091
<i>Lakewood</i>	1,412	Affordable	15	3	1 1/2	34,565			2,693	1,940						39,198

## Townhomes (price includes one party wall)

<i>16' Townhouse</i>	1,056	Affordable	16	2	1 ½	29,031	Std.		2,693	679		706		809		33,918
<i>20' Townhouse</i>	1,444	Affordable	17	3	2 ½	34,368	Std.	Std.	2,693	801		548		2,067		40,477

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## 1-1/2 Story

<b>Manahawkin</b>	1,589	Affordable	18	2	1 1/2	<b>39,250</b>	6,773	Std.	2,693	1,282	1,103		Std.		5,916	<b>57,017</b>
<b>Auburn</b>	1,784	Oaks	19	3	2 ½	<b>62,930</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Highland</b>	1,894	Oaks	20	3	2 ½	<b>66,904</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Farmington</b>	1,907	Oaks	21	3	2 ½	<b>67,734</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Cape May</b>	1,915	Affordable	22	4	3	<b>49,518</b>	9,274	3,130	2,693	1,086			1,866			<b>67,567</b>
<b>Livingstone</b>	2,016	Oaks	23	4	3	<b>71,984</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Fremont</b>	2,176	Oaks	24	3	2 ½	<b>85,268</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Carriage Hill</b>	2,372	Oaks	25	3	2 ½	<b>79,052</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Andover</b>	2,483	Oaks	26	4	2 ½	<b>76,613</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Alexandria</b>	3,440	Oaks	27	4	3 ½	<b>113,171</b>	<----- Oaks Homes include specifications per plan ----->									

## 2 Story

<b>Mt. Airy</b>	1,344	Affordable	28	3	2 ½	<b>33,966</b>	5,778	2,293	2,693	1,086	1,103	641			6,433	<b>53,993</b>
<b>Angela</b>	1,763	Oaks	29	3	2 ½	<b>70,157</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Bridgeville</b>	1,900	Affordable	30	3	2 ½	<b>42,362</b>	5,778		2,693	1,086	1,103					<b>53,022</b>
<b>Archmont</b>	1,930	Oaks	31	3	2 ½	<b>70,282</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Sunnyvale</b>	1,960	Oaks	32	4	2 ½	<b>61,860</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Dunkirk</b>	1,992	Affordable	34	4	2 ½	<b>48,017</b>	5,778		2,693	1,086		641				<b>58,215</b>
<b>Adrian</b>	2,016	Affordable	35	4	2 ½	<b>45,993</b>	5,642	2,617	2,693	1,086						<b>58,031</b>
<b>Washington</b>	2,033	Oaks	33	3	2 ½	<b>76,732</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Manhattan</b>	2,083	Oaks	36	3	2 ½	<b>81,120</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Ashton</b>	2,143	Oaks	37	4	2 ½	<b>68,593</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Heritage</b>	2,157	Oaks	38	3	2 ½	<b>74,731</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Hampton</b>	2,242	Oaks	39	3	2 ½	<b>72,875</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Country Manor</b>	2,281	Oaks	40	3	2 ½	<b>89,435</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>86,048</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Westminster</b>	2,576	Affordable	43	4	2 ½	<b>54,626</b>	5,778	1,887	2,693	1,086	1,103					<b>67,173</b>
<b>Hightower</b>	2,674	Oaks	44	3	2 ½	<b>93,149</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Bradford</b>	2,710	Oaks	45	4	2 ½	<b>89,127</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Lynnwood</b>	2,716	Oaks	46	4	2 ½	<b>103,736</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Manchester</b>	2,851	Oaks	47	4	2 ½	<b>89,993</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Brentwood</b>	3,166	Oaks	48	3	3 ½	<b>123,800</b>	<----- Oaks Homes include specifications per plan ----->									
<b>Edmonton</b>	4,963	Oaks	48	5	3 ½	<b>175,027</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.**