

THE BLUFF POINT

1240 square feet,
1 bedroom,
1 bathroom
2nd Floor Loft



For those who need a log home to fit on a small lot, the Bluff Point offers 1240 sq. ft. of living space with only a 24'x34' footprint. A spacious loft, that can be used as a bedroom, opens into a second story balcony.

The Bluff Point makes an ideal weekend or vacation getaway, perfect for a retired couple or small family.

www.luxuryloghouses.biz



LUXURY LOG HOUSES STANDARD WEATHER TIGHT SHELL INCLUDES:

- WALL SYSTEM**
- All Exterior Walls
 - Single/Double Tongue and Groove Logs (in Cedar or Pine)
 - Matching Log Siding
 - Splines
 - Top Plates
 - Exterior Trim Boards – 2x4 or 5/4x4
 - Olylogs or Log Hogs
 - Emseal Foam Insulation, Caulking
 - Cedar Window and Door Jamb Stock
- INTERIOR FRAMING MATERIAL**
- 2x4 and 2x6 Interior, Shoes, Plates and Studding
 - 2x8 Interior Header Material
- LOFTS**
- 6x8 Beams, 2x6 Select Grade Spruce VJ T&G
 - Staircase and Railing System

Sq. Ft.	Pine 6x6,6x8	Cedar 6x6,6x8	Pine 8x6,8x8	Cedar 8x6,8x8
1240	\$44,900	\$52,900	\$50,900	\$57,900

- EXTERIOR (DECKS & PORCHES)**
- 5/4x6 Cedar Eased Edge Decking
 - Railing Systems – Newels, Handrails, Balusters
 - Porch Headers
 - Vee Joint Tongue & Groove for Porch Ceilings
 - Porch Uprights
 - Porch Rafters (16" on centre) & Porch Tie Backs
 - Heavy Duty Pressure Treated Frame
 - Metal Floor Joist Hangers
- EXTERIOR DOORS**
- Masonite or Fibre-Classic Doors
 - JELD-WEN or Fibre-Classic Patio Doors
 - Schlage Locksets
- JELD-WEN PREMIUM WINDOWS**
- Low E, Argon Gas Filled
 - Tilt/Removable for Cleaning Ease
 - Screens and Fixed Glass as per Blue Prints
- COMPLETE ROOFING SYSTEM**
- Rafters (2x12"s 16" o.c.) or Trusses as per Design
 - Ice and Water Shield
 - 5/8 Sheathing
 - 30 Year Architectural Shingles
 - Starter Shingles, Ridge Vents, Soffits (Cedar 1x4)
 - Fascia, Soffit Vent (Brown SV201), Collar Ties
 - 2x12 Ridge Beam
 - Flying Rafters, 2x6, Felt Paper 15#, Drip Edge
 - Hip and Ridge, Hurricane and Plywood Clips

THE BLUFF POINT FLOOR PLANS

