Read the instructions all the way through and test the parts for identification, to see how they fit, and to plan ahead for the finishing materials you have chosen.

Paint the exposed surfaces of the Trim, Gingerbread, Porch Posts, Rails (Wipe any paint out of the grooves, and do not paint the Rail ends at all), Balusters, and Shutters before assembly; but you must not sand or paint the gluing surfaces. Planning makes the project easier!

The Cherrydale (#453)
Exterior View

The Cherrydale (#453)
Interior View

Congratulations on your purchase of a *Walmer* Dollhouse by *Real Good Toys*. Your Dollhouse has been precision made with meticulous care by our craftspeople using only the finest quality materials.

This dollhouse will last for years, even generations, if proper care and attention is given during assembly. Take your time during assembly and be sure to read the instructions completely before you proceed.

Check all parts and packs against the parts list before beginning construction to identify the parts and to make sure you have everything. If you need replacement parts be sure to include the exact name and measurements taken directly from the parts list.

Assembly Notes:
A large, clutter-free, well lighted work area is most helpful during assembly, and a flat work surface is essential.

Supplies:

White glue	Pencil
Masking tape	Sandpaper: 100 grit and 320 grit
Nail Set or Awl	'Light' Spackle

Don't be stingy with glue or tape. Use generous amounts of glue. Always wipe off excess glue immediately.

Read the instructions carefully, look at each of the illustrations. With the parts in your hands, think the assembly through before you proceed.

Always test fit (no glue) parts before final assembly. Sand any rough edges before gluing.

Check all the joints to be sure everything is tight or straight. If more tape or a helper is needed, it's good to know that before the parts have glue on them.

Make sure everything is straight and flat as the glue dries... That's the shape that will be permanent.
Make all joints flush. Keep surfaces and edges square.

Painting: Use high quality semi-gloss latex enamel, sanding between coats with 320 grit silicone carbide sandpaper. Avoid old gloppy paint and poor quality paint brushes. Do not paint surfaces to be glued.

After assembly but before any outside details are attached, repair any defects, fill the nail holes, sand carefully with 320 grit silicone carbide sandpaper, then re-paint. Sometimes a 3rd coat is necessary.

When nailing the side and front panels to the floors, be very careful of the nail placement; use a straight edge to line up the middle nail in each row of nails.

Always check the inside of the joint for a crooked nail before the nail is driven all the way in.... then you can grab it with pliers if it's necessary to pull it out.

Drive the last bit of the nail in with a hammer and nail set or awl to leave the nail head a little below the surface. Then sand and fill the nail hole with 'light' spackle or wood putty. Sand again when the fill is dry, and paint when you paint the wall.

Options:
A wide variety of materials and accessories are available to help you achieve your dream house.

The following is a partial list of accessories available through your *Real Good Toys'* miniature dealer.

#453SS	Shingle & Siding Pack
#455	Gable Wing Extension
#SC	Copper flashing
#T10	Turntable
#EL66	EZ Punch and Electrification Helper Set (The EZ Punch piercing tool punches holes making nailing, screwing, and setting electrical parts easier.)

The optional Two Story Wing that is featured at the right can be attached to right side (viewed from the front) of the Cherrydale dollhouse. The Gable Wing kit #455, is available as a separate purchase, see your Real Good Toys' miniature dealer for more details.

#455 Exterior View
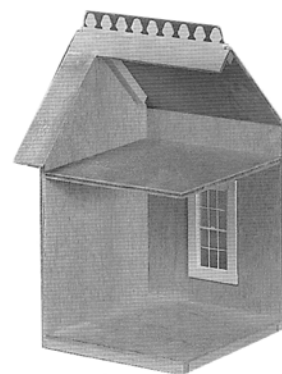
#455 Interior View

Parts List: (Measurements are approximate and for identification only)

(1) Base Floor: $(^1/_4)$ $22^3/_{32}$ x $11^3/_4$
(1) Second Floor: $(^3/_8)$ $22^3/_{32}$ x $11^3/_4$, Stair Hole
(1) Third Floor: $(^3/_8)$ $22^3/_{32}$ x $11^3/_4$
(2) Gable Sides: $(^3/_8)$ $17^3/_4$ x $4^1/_4$
(1) Gable Mid Floor: $(^3/_8)$ $7^3/_{16}$ x $4^1/_2$
(1) Gable Base Floor: $(^1/_4)$ $7^3/_{16}$ x $4^1/_2$
(1) Gable Top Floor: $(^1/_4)$ $9^3/_8$ x $4^1/_2$
(1) Gable Front: $(^1/_4)$ $17^3/_4$ x $7^7/_8$, Window Cutouts
(1) Right Front (Inset): $(^1/_4)$ $17^3/_4$ x $1^1/_8$
(1) Left Front: $(^1/_4)$ $17^3/_4$ x $14^3/_{16}$, W&D Cutouts
(2) Endwall: $(^1/_4)$ $\pm23^{13}/_{16}$ Peaked x $11^3/_4$
(2) Partition: $(^1/_4)$ $8^5/_{32}$ x $9^3/_8$
(1) Stair Base: $(^1/_4)$ $\pm11^5/_{16}$, Bev. x $2^1/_4$
(1) Front Porch Floor: $(^1/_4)$ $18^{11}/_{32}$ x $4^1/_2$
(1) Side Porch Floor: $(^1/_4)$ 8 x $4^1/_2$
(1) Front Porch Roof: $(^1/_4)$ ±19, Mitered x $5^1/_4$
(1) Side Porch Roof: $(^1/_4)$ ±14, Mitered x $5^1/_4$
(1) Front Roof: $(^1/_4)$ $25^5/_8$ x $9^5/_8$ Tall, Gable Cutout
(1) Rear Roof: $(^1/_4)$ $25^5/_8$ x 2
(2) Eave: $(^1/_4)$ $2^1/_8$ x $7^5/_8$
(1) Gable Triangle: $(^1/_4)$ 5 Tall x 10 Base
(pr) Gable Roof: $(^1/_4)$ $8^1/_8$ Tall x 10 Top
(1) Gable Ceiling: $(^3/_4$ Triangular$)$ $9^1/_8$ end bevel 45°
(1) #6 Gingerbread Sheet $(^1/_8)$ 19 x $6^5/_8$
(24) Shaped Balusters #3014
(1) Stair Pack of (11) Steps each: $(^3/_4$ x$^3/_4)$ $2^1/_4$

Longs:

(1) Ridgepole: $(^3/_4$ x $^3/_4)$ $22^3/_{32}$
(2) Underframe: $(^1/_2$ x $^1/_2)$ $22^3/_{32}$
(1) Porch Underframe: $(^1/_2$ x $^1/_2)$ $18^5/_{16}$
(4) Corner Molding: $(^1/_2$ x $^1/_2)$ $17^{19}/_{32}$
(2) #7 Scroll Gingerbread: $23^1/_2$
(1) Front House Beam: $(^3/_8)$ $^5/_8$ w/bev. x $13^3/_4$
(1) Front Porch Beam: $(^3/_4)$ $^3/_8$ w/bev. x $18^5/_{16}$

Shorts:

(1) Side Porch Beam: $(^3/_4)$ $^3/_8$ w/bev. x $12^1/_2$
(1) Side House Beam: $(^3/_8)$ $^5/_8$ w/bev. x $7^1/_2$
(2) Underframe: $(^1/_2$ x $^1/_2)$ $10^3/_4$
(1) Porch Underframe: $(^1/_2$ x $^1/_2)$ 12
(1) Stair Side Board: $(1^1/_8$ x $^1/_8)$ $\pm11^7/_8$, Mitered
(1) Gable Trimstrip: $(^1/_2$ x $^3/_{32})$ $10^5/_8$ Mitered
(1) Gable Floor Trimstrip: $(^7/_{32}$ x $^3/_{32})$ $9^3/_8$
(1) Underframe: $(^1/_2$ x $^1/_2)$ $7^3/_{16}$
(6) Glue Strip: $(^3/_{16}$ x $^3/_{16})$ 6

Stubbies:

(8) Underframe: $(^1/_2$ x$^1/_2)$ 4
(1) bag of brads

Post & Rail:

(5) Post: $(^1/_2$ x$^1/_2)$ 8
(8) Rail: $(^3/_8$ x $^5/_{16})$ $5^1/_4$, Grooved

Door Pack (boxed):

(1) #1015 Door
(1) #2018 Octagon Window
(1) Landing $(^3/_{16}$ Raised Panel$)$: 2 x $3^7/_8$
(1) Landing $(^3/_{16}$ Raised Panel$)$: 2 x $2^3/_4$

(5) WX Window Packs, each:

(2) Shutter Spacers: $(^3/_{16}$ x $^3/_{16})$ $4^1/_2$
(2) Shutters: $(^3/_{16})$ $4^1/_2$ x $1^3/_{16}$
(2) Lintels: $(^1/_4)$ 3 x $^3/_8$
(2) Interior Side Trims: $(^1/_8)$ $5^3/_{16}$ x $^3/_8$
(2) Interior Top & Bottom Trims: $(^1/_8)$ $2^{11}/_{16}$ x $^3/_8$
(1) 6 over 6 Silkscreened Window

PLYWOOD PARTS

Gable Roofs

Front Roof

Rear Roof

Gable Triangle

Side Porch Roof

Front Porch Roof

Eave

Left Front $14^7/_{16}$

Gable Side

Gable Front $7^5/_{16}$"

Right Front (Inset)

Endwall $11^3/_4$"

Side Porch Floor   8 x $4^1/_2$

Front Porch Floor $18^{11}/_{32}$ x $4^1/_2$

Gable Base Floor $(^1/_4)$ $7^3/_{16}$ x $4^1/_2$

Gable Top Floor $(^1/_4)$ $9^3/_8$ x $4^1/_2$

Gable Mid Floor $(^3/_8)$ $7^3/_{16}$ x $4^1/_2$

Partitions $(^1/_4)$ $8^5/_{32}$ x $9^3/_8$

Second Floor

Base Floor

Third Floor
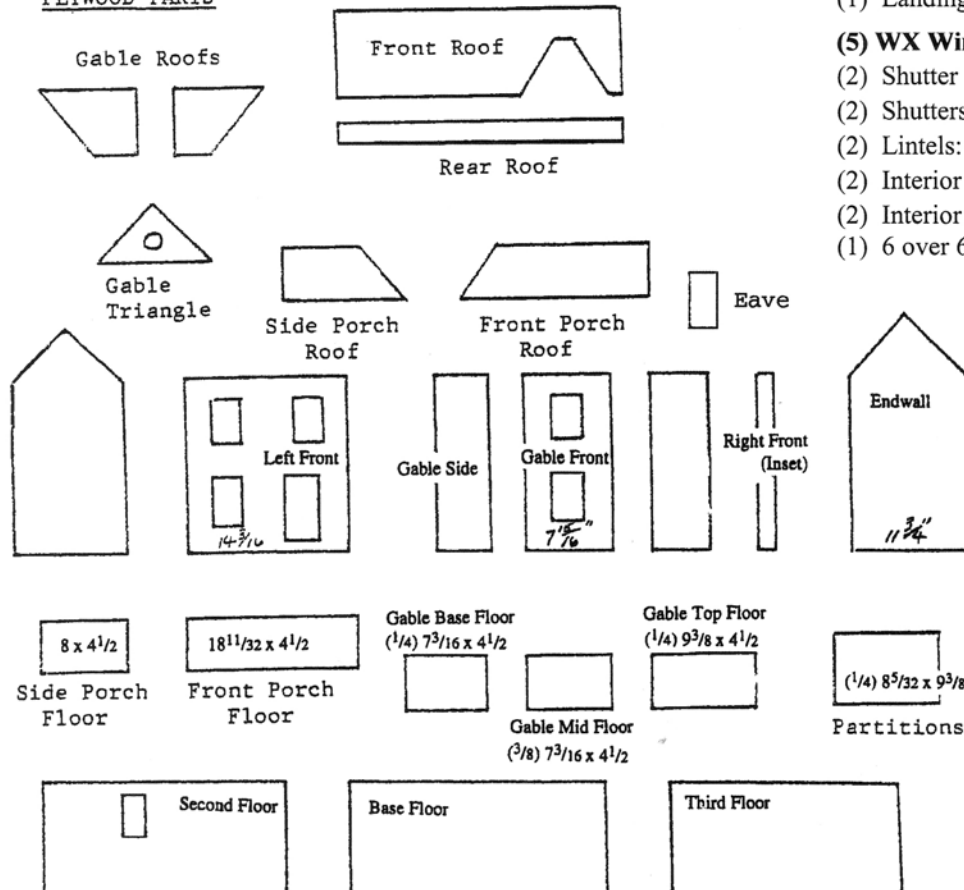
Assemble the Stairs:

☐1. Test the stairs on the Stair Base to see how they fit. Spread three fat lines of glue on the length of the Stair Base.

☐2. Glue the Steps to the Stair Base. The bottom and top steps are flush ("flush" means forming a continuous unbroken surface) with the ends of the Stair Base as shown (Illustration #1).

Before the glue dries, make sure all of the steps line up and are spaced evenly. Let the glue dry.
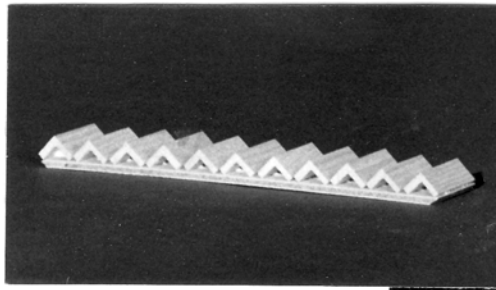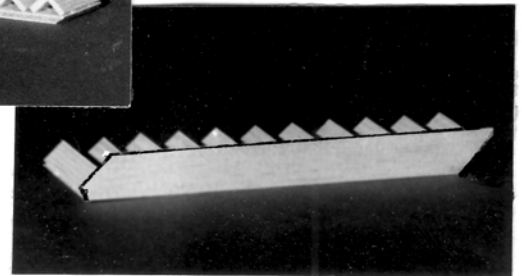
☐3. Glue a Stair Side Board to the Stair Base assembly.

Assemble the Underframes for the: Housebody, Gable, and Porch Floor,

Pro Tip: When attaching an underframe to its floor, check to be sure the best side of the floor is facing down (this is the surface that will be up and visible when your dollhouse is completed) .

☐1. Without glue, lay out the underframes and floors as shown in illustrations 2, 3, 4, and 5. When the fit and spacing is right, glue and tape together the Underframe sets. The long underframes overlap the short underframes (Illustration #2 - #5).

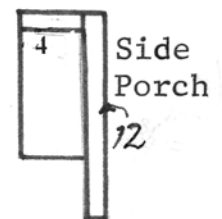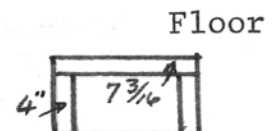☐2. Glue, weight, and tape the Underframe assemblies to the Floors. Set aside to dry.
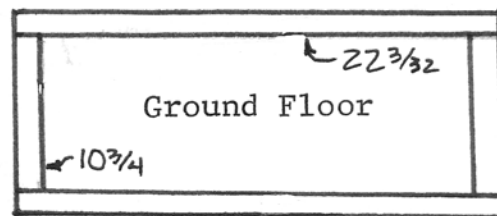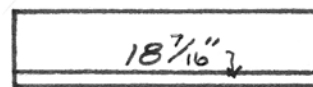
Assemble the Housebody:
Now is a great time for an extra pair of hands.

☐1. Without glue, test the Base Floor assembly along with the Sides to check the fit. The Sides are lined up at the front, back, and bottom edges of the Underframe (Illustration #6).
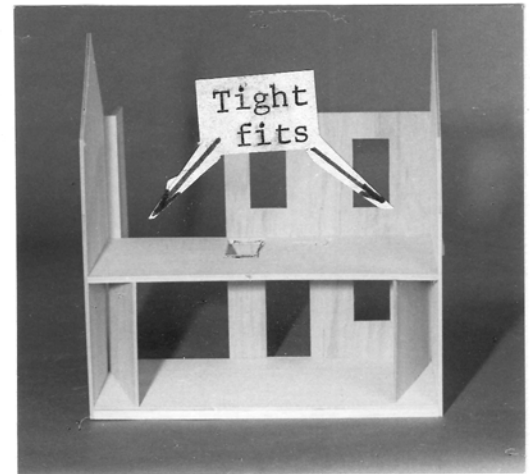
☐2. Spread glue along the ends of the Base Floor/Underframe. Nail through the bottom Sides into the Underframe. Use a straight edge to position the middle nail(s). Remember to check for a mis-aimed nail while the nail head is still sticking out.

Illustration #1

Ground Floor

22 3/32

10 3/4

Illustration #2 – #5

4

Side Porch

12

18 7/16"

Front Porch

Floor

4"   7 3/16
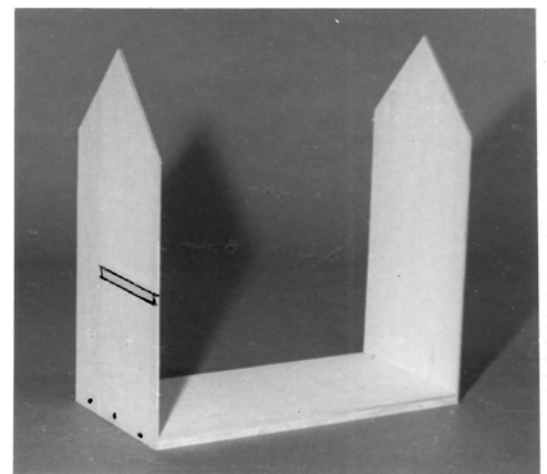
Illustration #6

☐3. Without glue, temporarily stand two Partitions ($8^1/_8$"
tall) on the Base Floor (to locate the position of the Second
Floor), tight against the Side panels (Illustration #7).
  Spread glue on the short edges of the Second Floor.
Glue the Second Floor in place, (the stair hole is closer to
the front and right side, as seen from the front of the house).
  Nail through the Sides into the Second Floor.

☐4. Remove the Partitions used in step 3 and set
them on the Second Floor to locate the position of the
Third Floor. Glue and nail the Third Floor in place
following step 3.
  Move the partitions to the middle of each floor to
hold the floors straight as the Fronts are attached.

☐5. Glue the Left Front into position on the
housebody (Illustration #8).
  **This is the operation that straightens
the house**: Carefully line up the Front with the
left edge all the way from the bottom to the top
. Tape the Front *securely* to the Left Side. Line
up the bottom edges of the Front and the
Underframe. Nail the Front to the Underframe.
Hold the floors and partitions tight; nail the
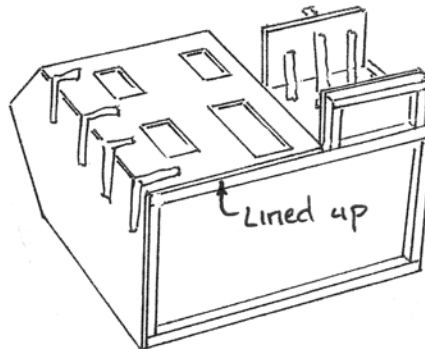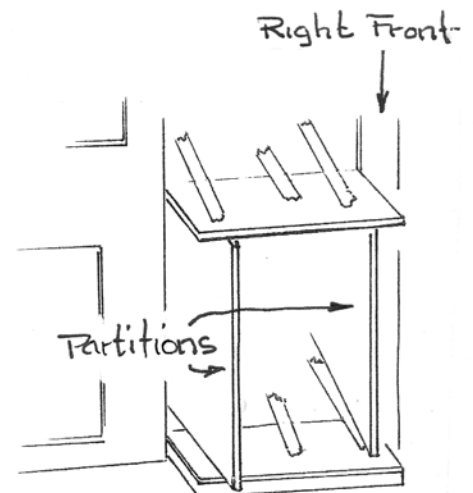front to the floors (Illustration #8).

☐6. Glue the Gable Base
Floor/Gable Underframe assembly to
the Housebody's Underframe and to
the House Base Floor, touching the
Left Front (Illustration #8). Make the
surface of the Gable Base Floor line
up with the House Base Floor.

☐7. Follow step #3 to install the
Gable Middle Floor, touching the Left
Front. Make sure the Gable Floors line
up with the housebody's Floors.

☐8. Glue, and tape the Right Front
Panel to the House Right Side; glue
and nail the Right Front to the Floors.

☐9. Glue, tape, and nail the Gable
Sides to the house Fronts and Gable
Floors (Illustration #9).

Illustration #7

Illustration #8
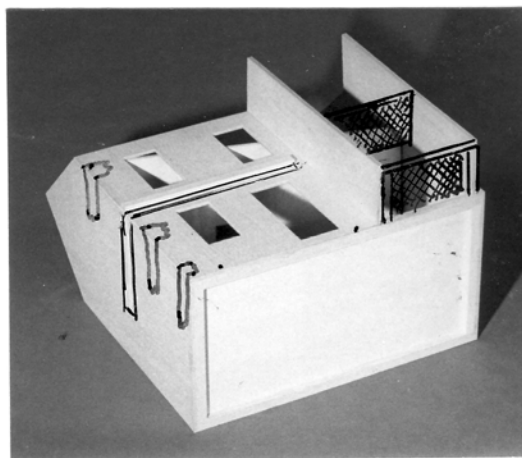
Illustration #9

☐10. Glue and tape the Gable Front to the gable body, lined up at the edges. Nail through the Gable Front into the Underframe and Mid Floor.
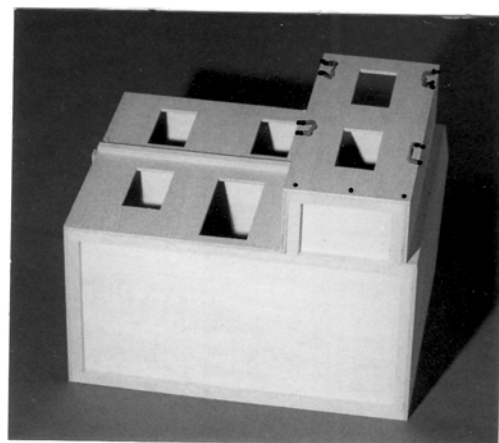
☐11. Glue and tape the Gable Third Floor on the top edges of the Gable Sides, spaced evenly side-to-side (Illustration #11). The Gable Top Floor is a step up from the housebody's Top Floor.
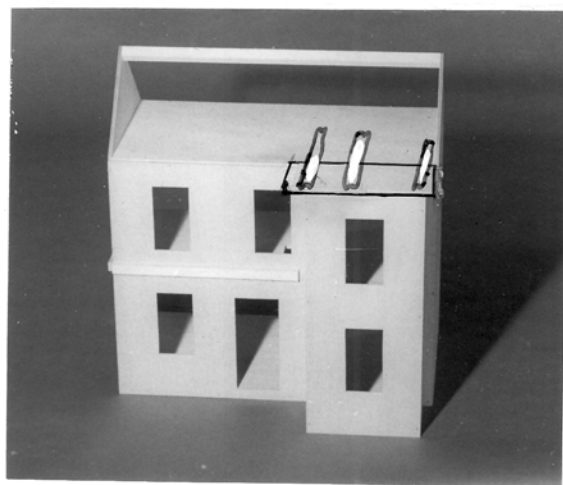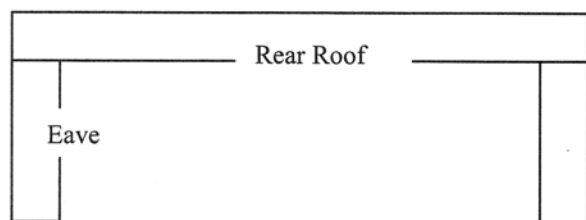
Assemble the Roof:

☐1. Glue and nail the Ridge Pole ($3/4"$ x $3/4"$ x $22^3/32"$) between the pointed ends of the Side panels, lined up along the edges (Illus #12).

☐2. Glue and tape together the Rear Roof and Eaves lined up on the outside edges

Illustration #10

Illustration #11

Rear Roof

Eave

☐3. Without glue, test the fit of the Front Roof on the house, flush along the upper edge of the Ridge Pole and centered side-to-side. Glue, tape, and nail (2" from the ends) the Front Roof to the Ridge Pole. Glue and tape the Front Roof to the top edge of the Sides.

**Illustration #12
Ridge Pole**
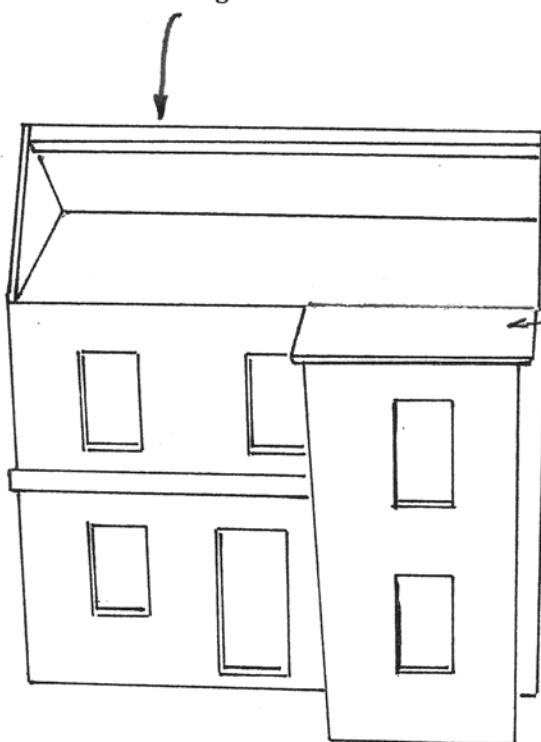
**Illustration #11
Gable Third Floor**

☐4. Without glue, test the fit of the Rear Roof set on the house, flush along the upper edge of the Ridge Pole and centered side-to-side. The edges at the top of the Front Roof and Rear Roof form a "V" (gluing surface for the Peak Gingerbread) see Illustration #14.

Glue, tape, and nail the Rear Roof set to the Ridge Pole. Glue and tape the Rear Roof to the upper edges of the Sides (Illus. #15).

☐5. Glue and tape the Gable Triangle in place on the Gable Front, lined up along the front edge and evenly spaced side-to-side (Illustration #13).

☐6. Glue and tape the Gable Ceiling to the Gable Triangle and to the Front Roof, lined up with the top edges of the Gable Triangle (Illustration #16). Let the glue dry.

☐7. Test the Gable Roofs on the house. The peak "V" will hold the Gingerbread; the beveled edge goes against the Roof.
Glue and tape the Gable Roofs to the Gable Ceiling, to the upper edges of the Gable Triangle, and to the Front Roof.
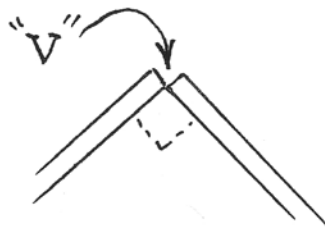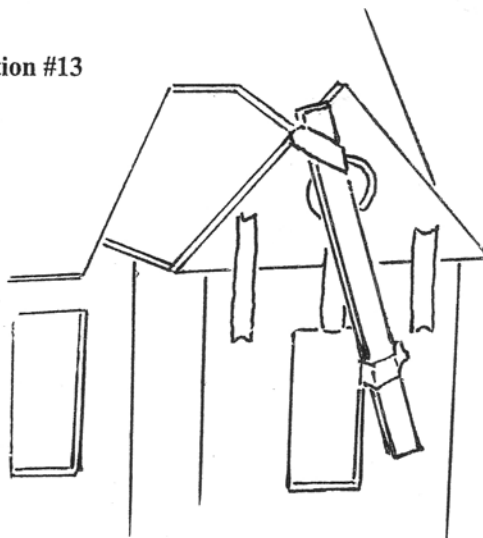
Illustration #13

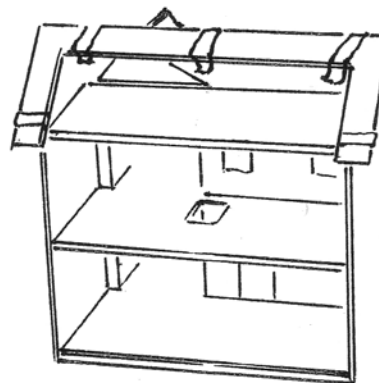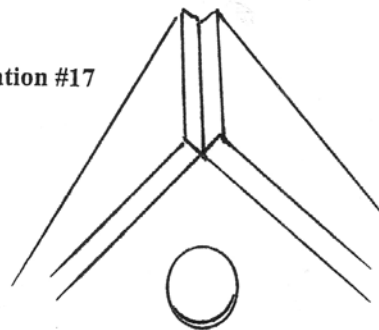Illustration #14

Illustration #15

Illustration #16

Illustration #17

Assemble & Attach the Shutter Spacers
&
Interior Window Trim:

☐1. Glue a Shutter Spacer (^{3}/16" x ^{3}/16" x 4^1/2"), flush along the back edge of each Shutter as shown. The Shutter Spacer is to hold the Window Pane in place against the Interior Window Trim (Illustration #18 & 19).

Note: If you intend to install clapboard siding on your house you <u>must</u> use the Oversized Shutter Spacers supplied in the clapboard kit.

☐2. Glue together the interior trim as shown. Glue the interior window trim sets to the inside of each window hole, centered on the hole (about 1/8" inside the hole all around). Use a divider to "square up" the interior Trim, and look from the outside to make sure the Trim is centered in the window hole (Illustration #19).

Install the Door, Windows, & Exterior Trim:

☐3. Install the Doors from the outside and the door trim from the inside.

☐4. Place the Window Panes in the openings (with the "locks" up), resting on the Interior Trim. "Square up" the window pane.. hold it in place with a few dots of silicone glue at the corners. Glue the Shutters and Lintels in place (Illustration #20).

Porch Assembly:

Preview: In this section, you will assemble and install the Porch. (step 1 may already be done) See Illustrations 3 and 4 on page 4.

☐1. Glue, weight, and tape the Porch Floors to the Porch Floor Underframe assemblies, lined up at the edges.

☐2. Lightly Mark the location of the Porch House Beams 9^1/2" up from the bottom edge of the Left Side panel and the Left Front panel. Without glue, set the 13^3/4" House Beam on the Front panel, just above the 9^1/2" mark, Flush with the left end, and with the beveled edge out and angled down (Illustration #21).
  Glue the House Beam in place. Repeat for the 7^1/2" Porch House Beam on the Left Side panel, lined up on the front edge.

☐3. Without glue, lay out five Porch Mounting Blocks (4" underframes) on the bottom edge of the Left Front and Left Side panel, spaced as shown (Illustration #22).
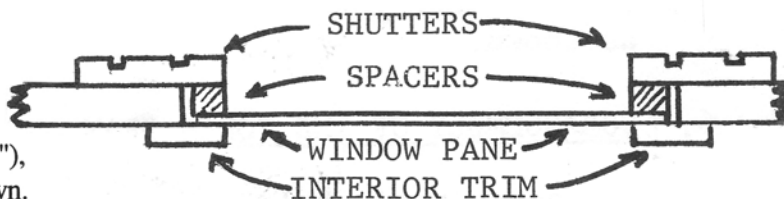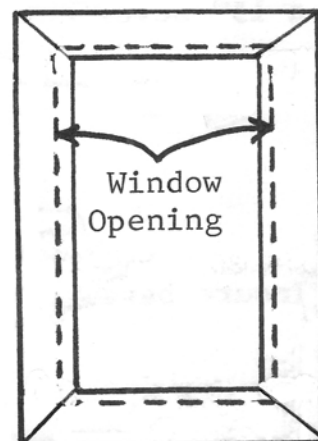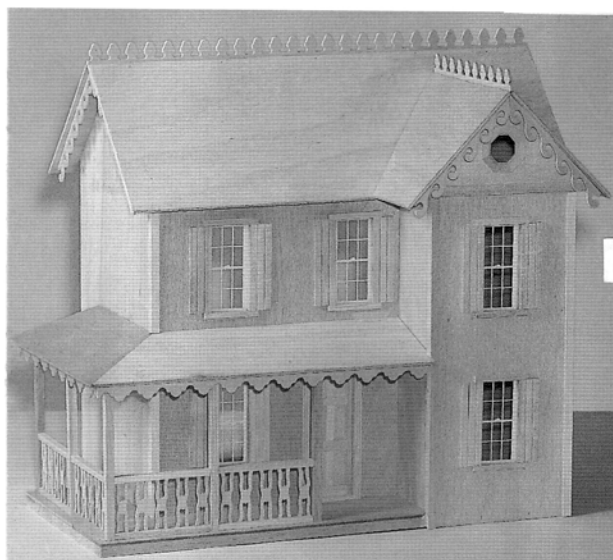 Glue the Mounting Blocks in place.

Illustration #18

Illustration #19
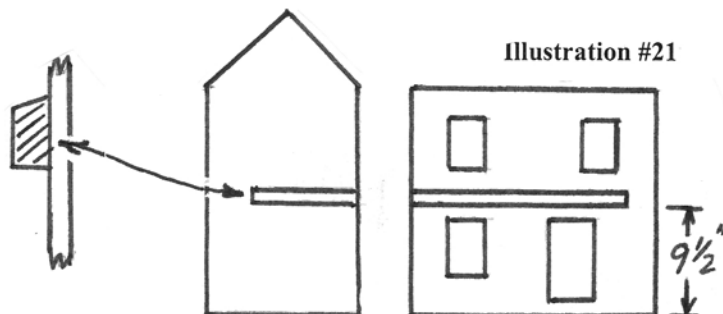
Window Opening
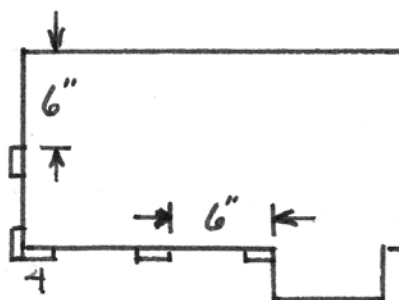

Illustration #20

Illustration #21

9½"

6"

6"

4

Illustration #22

☐4. Lay the Porch Roofs down on a flat surface with the underside facing up. Without glue, lay out the Porch Beams on the underside (now facing up) of the Porch Roofs (Illustration #23 & #24 & #25). Make sure that the bevels are positioned as shown in Illustration #25.

☐5. Glue the Porch Beams in place, ½" from the long edges of the Porch Roofs, lined up with the square ends, and $^1/_{16}$"± space at the angled end as shown. Use weight to hold the Beams in place as the glue dries.

☐6. Glue, tape, and nail the Porch Floors to the Mounting Blocks (Illustration #26).

☐7. Glue and tape the Porch Roofs on the beveled edges of the House Beams. Use the Porch Posts for vertical support at the outer edges of the Porch Roofs (Illustration #27). Use tape across the corner joint of the roof panels to hold it secure until the glue is dry.

☐8. **Assemble the Porch Rails**: The Porch railing parts should be painted ahead of time, if you haven't yet done so, do now. Wipe any paint out of the grooves, and do not paint the Rail ends at all.

☐9. Match the Rails into assembly pairs. Spread glue in the grooves of one Rail for each pair. Set the Balusters into the grooves of the Rail, spaced evenly. Be sure all the Balusters are even, straight, and square (Illustration #28).
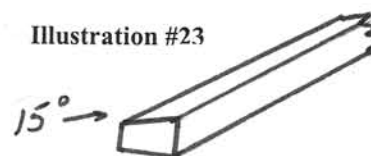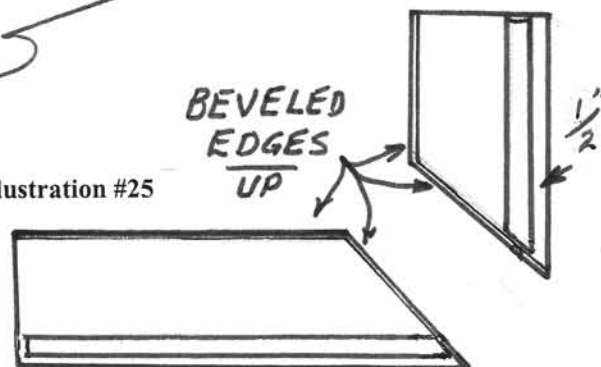
Illustration #23

Illustration #24

BEVEL

This Way
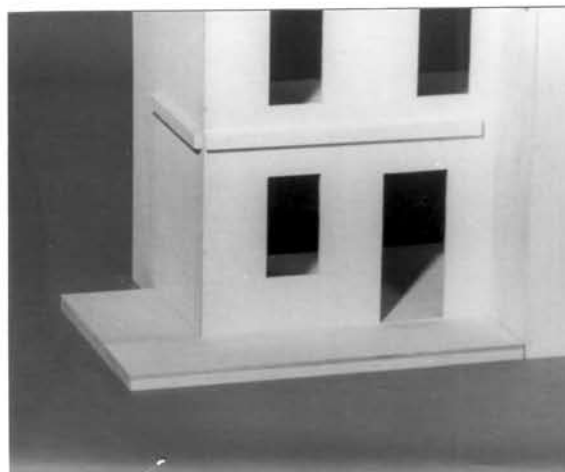
BEVELED EDGES UP
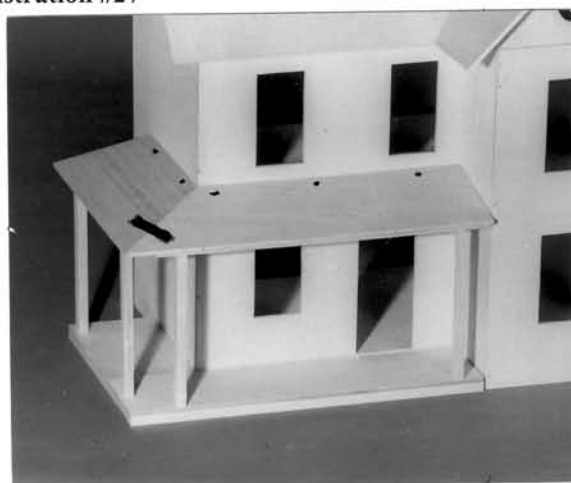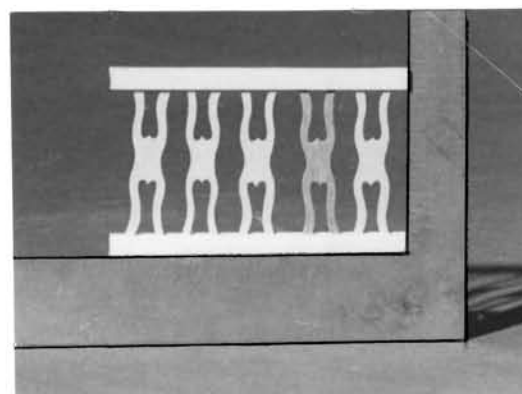
Illustration #25

Illustration #26

Illustration #27

Illustration #28

☐10. Repeat step #9 for the second Rail of the assembly pair squeezing the Balusters in one at a time. Hold the Railing set in a square or lined up with the square edge of a piece of paper to make the Rail ends exactly line up. Final adjust the Balusters straight and square. Let the glue dry.

☐11. Lay out the Post and Railing assemblies to see how they work with each other. Start with the Corner post and work across the front and down the side porch as shown. Carefully remove the post and rail assemblies.

 Assemble the Posts & Rails: Glue and tape the ends of the Rails to the Posts, flush at the bottom and centered front-and-back (Illustration #29).

 Make sure the assembly set is straight and square.

Spread glue on the top and bottom edges of the Posts. Set the assemblies back in place one at a time. Make sure that the Rail assemblies are straight. Add tape or weights to the Porch Roof.
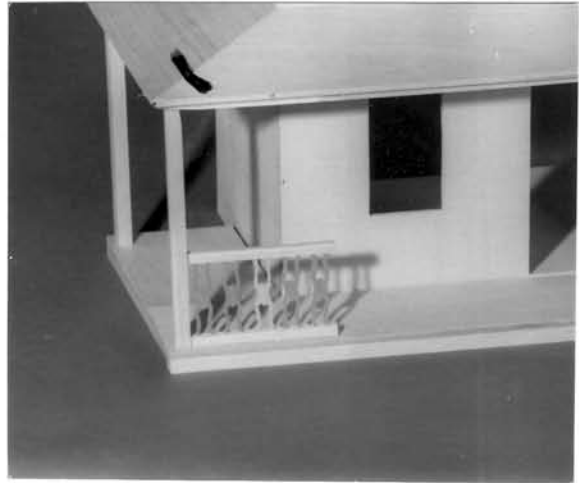

Illustration #29

Finish the Outside Details:
(paint first)

☐1. Glue the Octagon Window into the opening of the Gable Front. Glue the Gable Trimstrip in place (Illustration #30).

☐2. Cut-to-fit (where necessary), then glue the Corner Molding to the front corners of the house (Illustration #30).

☐3. Fit then glue the rooftop gingerbread to the Roofs and Gable Roofs as shown.

☐4. Glue trimstrips ($3/16$" x $3/16$" x 6") to the back side of the Eave Gingerbread (this will provide a gluing surface under the Roofs).

 Cut-to-fit, then glue and tape the Scroll Gingerbread to the Porch Roof and the Porch Beam (Illustrations #30).
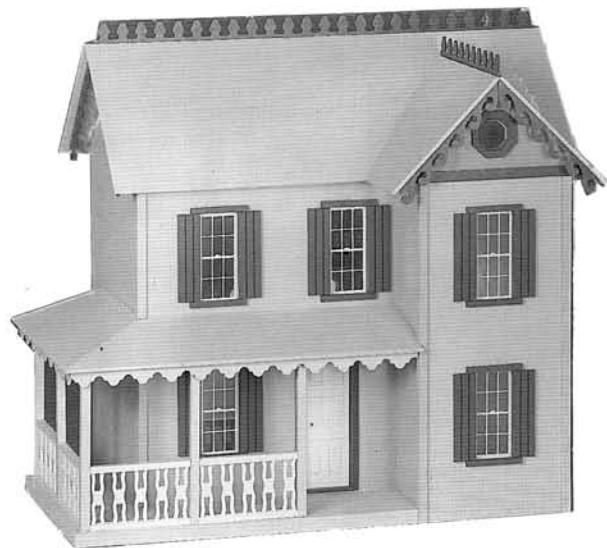
Illustration #30

Illustration #31

Install the Partitions & Stairs:

☐ 1. Glue the Partitions in place as shown (or as you like) see Illustration #31.

☐ 2. **Assemble the Landing:** Glue the two Landing Raised Panels (2" x 3⁷/₈" and 2" x 2³/₄") together at right angles as shown in Illustration #32.

☐ 3. Spread glue along the edges of each stair assembly (from page 4). Glue the assemblies to the Floors and to the Sides. Use tape to hold the assemblies in place as the glue dries.
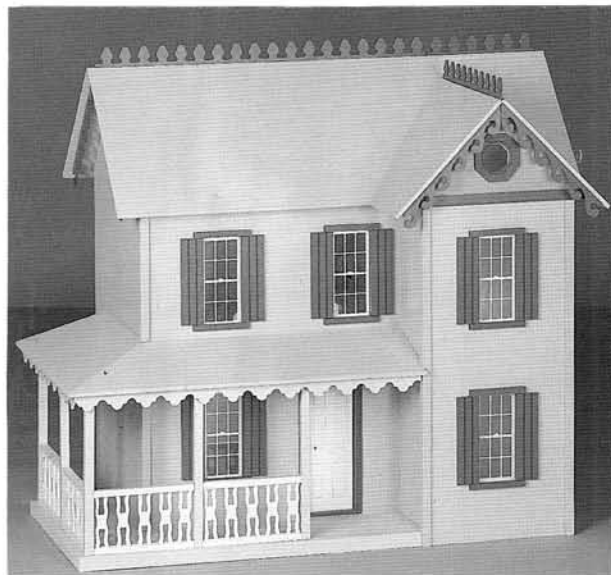
The Landing Rail assemblies may be set temporarily or glued in place.

9³/₈" Trimstrip

Illustration #32

Illustration #33

You have finished the Dollhouse part of your project...

ENJOY THE REST