

INCLUDED FEATURES

Exteriors

- Several Floor Plans to Choose from Including Ranch, Cape Cod (First Floor Master Bedroom Layout) and Colonials with Distinctive Exterior Elevations
- Elegant Front Exterior Elevations to Choose From
- Premium, **LP. SmartSide** Trim and Siding factory painted 2 coated 20 Year Limited Warranty with **PLYGEM** Hidden vent soffit system.
- Real Stone Veneer Entry Way Surround-Per Elevation Selection (From Builders Standard Selection)
- Concrete Driveway and Approach and Privacy Walkway to Porch
- **CertainTeed** Architectural Dimensional Shingles with 30-Year Manufactures Warranty
- **THERMA TRU** Raised Panel Insulated Fiberglass Doors with Glass Sidelights and Rubber Weather Stripping (per plan)
- Decorative **Schlege Front** Door Hardware
- **ANDERSON** Energy Efficient Windows (White) with Low E and Argon Gas Filled Glass
- Two Frost-free Hose Bibs
- Two Weatherproof Electrical Outlets
- Aluminum Gutters and Downspouts
- Standard 2 Car Garages
- Garage insulated and Drywalled and finished Taped
- Garage Door Opener(s)
- **HOLMES manufactured by Clopay** 16 Panel Sectional Steel Insulated Roll-up Garage Door(s)

Elegant Interiors

- Dramatic Entrances Offered Per Model
- Gas Direct Vent Fireplace with Log Setup Kit and Ceramic Facing (Per Plan)
- Two Telecom Outlets
- Two Media Outlets
- Direct Wired Smoke Detectors with Battery Back-up
- **Chelsea Plank Flooring** ¾" solid Pre-Finished Plank Flooring in Kitchen, Dinning, Great room, Foyer, and Connecting Hallways in Choice of Stain Finishes (Per Plan/ From Builders Standard Selections)
- Pre-wired for Ceiling Fans in Great Room and Master Bedroom
- Two Recess Lights Over Fireplace
- 9' First Floor Ceilings
- Raised two Panel -Square-top MASONITE solid core Interior Doors
- Classic Trim Package (Oversized 4 1/4" Base/ 3 ¼" Casing)

Elegant Interiors-Cont'd

- **SHERWIN WILLIAMS** Painting Package (all painted surfaces get one coat of primer and 2 coats of paint satin Paint for Trim and Doors, matt Paint for Walls and flat paint for Ceilings)
- Decorative Painted Mantel above Fireplace
- Full Basement with 8'-10" Poured Basement Wall
- No-maintenance $\frac{3}{4}$ " thick commercial grade composite panels with durable thermally fused laminate surface Shelving in All Closets
- First/Second Floor Laundry Room with Utility Sink (per model)
- Ceramic Tile Flooring in Laundry and mud Room
- Prepped for Dryer Vent and Rear Washer Drain Box in Laundry Room
- Gas Connection for Dryer and Fireplace
- Door Chime
- Builders Premium Designer Lighting Package in Choices of Aged Bronze or Brushed Chrome Fixtures
- **MOHAWK** Smart Strand Carpeting in Choice of Colors with 8 lb. Spillguard Padding
- Interior Hardware Choice of **Schlege** with Satin Nickel or Aged Bronze

Designer Kitchens

- Choice of **MERILAT Masterpiece** Cabinetry with Choice of Finishes (42" Uppers)
- Center Island with Electrical Outlet and Snack Bar Overhang (per model)
- Stainless Steel Double-bowled Under-mount Kitchen Sink
- Water Line for Refrigerator
- **MOEN** or Equivalent Single Lever Faucet with Pull-out Sprayer
- **Chelsea Plank Flooring** $\frac{3}{4}$ " solid Pre-Finished Plank Flooring in Kitchen, Dinning, Great room, Foyer, and Connecting Hallways in Choice of Stain Finishes (Per Plan/ From Builders Standard Selections)
- Garbage Disposal
- Granite Counter Tops with 4" Backsplashes (From Builders Standard Color Selections)
- Gas Connection for Range
- Appliance package are **(Optional)** basic package includes Range and oven combo, microwave, refrigerator and a dishwasher

Beautiful Baths

- Designer Ceramic Tile Flooring in All Baths
- Choice of **MERILLAT Masterpiece** Cabinets with Choice of Finishes
- Separate **KOHLER** Garden Tub with **MOEN** or **DELTA** Roman Tub Faucet (Per Model)
- Tiled Shower in Master Bath (Per Plan)
- Shower Door Enclosure in Master Shower
- Tub/Shower Unit in Main Bath (Per Model)
- Double Vanities in Master and Main Bath (Per Model)
- Granite Counter Tops with 4" Backsplashes (From Builders Standard Color Selections) with Under Mount Sinks in Baths
- Anti-scald Shower and Tub Controls
- **MOEN** Chrome Single Handle Faucets
- Vanity in Powder Room (Per Plan)
- Full Width Mirrors

Energy Efficiency and Quality Construction Features

- Energy Efficient Rated Homes
- **Trane** or Equal 95% High Efficiency Gas Furnace with Outside Air Induction
- 50 Gallon **BRADFORD WHITE** or Equivalent Quick Recovery High Efficiency Water Heater
- 13 Seer Rated **Trane** or Equal Central Air Conditioning Units
- Programmable Digital Thermostat
- R-21 Wall Insulation
- R-50 Ceiling Insulation
- Thermo-Insulated Windows with Screens and Doors
- Decorative Muntin Bars on Front Elevations
- Moisture-Prevented House Wrap
- 200 Amp Service
- ¾" Tongue and Groove Flooring
- Quality Control Silent Floor System That Includes Nailed, Screwed, and Glued Sub-flooring
- 16" on Center Structural Framing
- 8" Thick Poured Concrete Foundation Walls
- Egress Window in Basement (per homesite)
- **Copper** Water Supply Systems
- Partially Insulated Basement Exterior Walls
- Professionally Cleaned Home Prior to Closing
- Energy Efficiency Sealant Package
- Underground Utilities, Public Sewer and Water Services
- Energy Seal System for Air Infiltration Prevention

The Community

- Traverse City Community Schools
- Resort Style Living on old mission peninsula
- Gated Community
- Township Sewer and Water Services
- Meticulously Manicured Community Landscaping
- Underground Utilities
- Minutes from town and Shopping District

In a continuing effort to improve our plans, pricing and features, we reserve the right to make changes in our pricing, specifications, terms and features without notice or obligation. Terms and Pricing is not finalized until an executed Purchase Agreement has been signed by both Purchaser and Builder.