

## 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 20 Year Limited Warranty w/ 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** Dimensional Shingles with 30-Year Manufactures Warranty
- **THERMA TRU** Raised Panel Insulated Fiberglass Doors with Glass Sidelights and Rubber Weather Stripping (per plan)
- Decorative **Schlage 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 Drywalled and finished Taped
- Garage Door Opener(s)
- Choice of Steel Insulated Roll-up Garage Door(s)

### Elegant Interiors

- 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, Dining, 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

### Elegant Interiors-Cont'd

- Recess Lights throughout
- 9' First Floor Ceilings
- Solid Core Interior Doors
- Classic Trim Package (i.e. Oversized 4 1/4" Base/ 3 1/4" Casing)
- **SHERWIN WILLIAMS** Painting Package (all painted surfaces one coat primer and two coats of paint - Satin Finish/Trim and Doors, Matte Finish/Walls Flat Finish/Ceilings)
- Decorative Painted Mantel above Fireplace
- Full Basement with 8'-10" Poured Basement Wall
- No-maintenance 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
- Choice of Carpeting in Choice of Colors with 8 lb. Spillguard Padding
- Interior Hardware Choice

### Designer Kitchens

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- Choice of Custom Cabinetry with Choice of Finishes (42" Uppers)
- Center Island with Electrical Outlet and Snack Bar Overhang (per model)
- Stainless Steel Under-mount Kitchen Sink
- Water Line for Refrigerator
- Choice of Single Lever Faucet with Pull-out Sprayer
- **Chelsea Plank Flooring** 3/4" solid Pre-Finished Plank Flooring in Kitchen, Dining, Great room, Foyer, and Connecting Hallways in Choice of Stain Finishes (Per Plan/ From Builders Standard Selections)
- Garbage Disposal
- Custom Solid Surface Counter Tops with 4" Backsplashes (From Builders Standard Color Selections)
- Gas Connection for Range
- Appliance package (**OPTIONAL**) - Range or drop in stove top/oven combo, microwave, refrigerator and a dishwasher

## Beautiful Baths

- Designer Ceramic Tile Flooring in All Baths
- Choice of Cabinet with Choice of Finishes
- Separate Soaking Tub with Roman Tub Faucet (Per Model)
- Tiled Shower in Master Bath (Per Plan)
- Shower Door Enclosure in Master Shower
- Tub/Shower Unit in Main Bath
- Double Vanities in Master and Main Bath (Per Model)
- Solid Surface Counter Tops with 4" Backsplashes (From Builders Standard Color Selections) with Under Mount Sinks in Baths
- Anti-scald Shower and Tub Controls
- Single or Double Handle Faucet choice
- Vanity in Powder Room (Per Plan)
- Full Width Mirrors

## Energy Efficiency and Quality Construction Features


- Energy Efficient Rated Homes
- High Efficiency Gas Furnace w/ Outside Air Induction
- 50 Gallon **BRADFORD WHITE** or Equivalent Quick Recovery High Efficiency Water Heater
- High Efficiency Central Air Conditioning Unit
- 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-Prevention House Wrap
- 200 Amp Service
- ¾" Tongue and Groove Flooring
- Quality Control Floor System - 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
- Insulated Basement Exterior Walls
- Professionally Cleaned Home Prior to Closing
- Energy Efficiency Sealant Package

### Energy Efficiency and Quality Construction Features cont'd

- 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.