



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 Brick on All Four Sides Up to Second Floor Belt Line with 50 Year Warranty, No Maintenance fee **Allura** fiber cement Siding with Painted Wood Trim Overhangs and Fascia
- Stone Entry Way Surround-Per Elevation Selection (From Builders Standard Selection)
- Concrete Driveway and Approach and Privacy Walkway to Porch
- **TAMKO** Architectural Dimensional Shingles with 30-Year Manufactures Warranty
- **PLASTPRO** Six Panel Insulated Fiberglass Doors with Glass Sidelites and Rubber Weather Stripping
- Decorative **KWIKSET** Front Door Hardware
- **SILVERLINE BY ANDERSON** Energy Efficient Vinyl Sliding 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 Side Garages
- Garage Drywalled and Fire Tape
- Prepped for Garage Door Opener(s)
- **WAYNE DALTON** 16 Panel Sectional Steel Roll-up Garage Door(s)
- Limestone Address Stone

Elegant Interiors

- Dramatic Two-Story Foyer 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
- **ARMSTRONG** Luxe with Rigid Core 8mm x 6" or 7" x 48" WPC (Engineered) Plank Flooring in Kitchen, Nook, Powder Room, Foyer, and Connecting Hallways in Choice of Stain Finishes (Per Plan/ From Builders Standard Selections) (Add 12"x12" Ceramic Tile Flooring-From Builders Standard Selections for \$4.50 more Per Sq. Ft)
- Pre-wired for Ceiling Fans in Great Room and Master Bedroom
- Two Recess Lights Over Fireplace
- 8' First Floor Ceilings
- Two Panel-Square-top MASONITE Interior Doors
- Classic Trim Package (Oversized 3" Base/ 2 1/4" Casing)



Elegant Interiors-Cont'd

- **SHERWIN WILLIAMS** Painting Package (High Gloss Paint for Trim and Doors, Flat Paint for Walls and Ceilings)
- Decorative Painted Mantel Around Fireplace Surround
- Full Basement with 7'-10" Poured Basement Wall with Sump Pump
- No-maintenance Laminate Wired Shelving in All Closets
- First/Second Floor Laundry Room with Utility Sink (per model)
- 12"x12" Designer Ceramic Tile Flooring in Laundry 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/SHAW** Carpeting in Choice of Colors with 6 lb. Padding
- Choice of **KWIKSET** with Satin Nickel Interior Hardware

Designer Kitchens

- Choice of **MERILAT BASICS** Birch Cabinetry with Choice of Finishes (30" 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
- **ARMSTRONG** Luxe with Rigid Core 8mm x 6" or 7" x 48" WPC (Engineered) Plank Flooring in Kitchen, Nook, Powder Room, Foyer, and Connecting Hallways in Choice of Stain Finishes (Per Plan/ From Builders Standard Selections) (Add 12x12 Ceramic Tile Flooring-From Builders Standard Selections for \$4.50 more Per Sq. Ft)
- Garbage Disposal
- Granite Counter Tops with 4" Backsplashes (From Builders Standard Color Selections)
- Gas Connection for Range
- **GE** Black Microwave and Dishwasher



Beautiful Baths

- 12"x12" Designer Ceramic Tile Flooring in All Baths
- Choice of **MERILLAT** Birch Cabinets with Choice of Finishes
- Separate **MANSFIELD** 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 and Princess 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
- **DELTA** Chrome Single Handle Faucets
- Vanity in Powder Room (Per Plan)
- Full Width Mirrors

Energy Efficiency and Quality Construction Features

- Energy Efficient Rated Homes
- **BRYANT** 96% High Efficiency Gas Furnace with Outside Air Induction
- 50 Gallon **BRADFORD WHITE** or Equivalent Quick Recovery High Efficiency Water Heater
- 13 Seer Rated **BRYANT** Central Air Conditioning Units
- Programmable Digital Thermostat
- R-13 Wall Insulation
- R-38 Ceiling Insulation
- Thermo-Insulated Windows and Doors with Screens
- Decorative Muntin Bars on Front Elevations
- **DOW** Insulated Moisture-Prevented House Wrap
- 200 Amp Service
- ¾" Tongue and Groove Flooring
- Quality Control Silent Floor System That Includes Nailed, Screwed, Sanded and Glued Sub-flooring
- 16" on Center Structural Framing
- 10" Thick Poured Concrete Foundation Walls
- Egress Window in Basement (per homesite)
- **PEX** 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
- **INFINITY** 1 and 2 Year Limited Home Warranty Program



- Energy Seal System for Air Infiltration Prevention

The Community

- Lake Orion Community Schools
- Resort Style Living on The Acclaimed Indianwood Golf Course and Country Club
- Gated Community
- Township Sewer and Water Services
- Meticulously Manicured Community Landscaping
- Underground Utilities
- Minutes from I-75 & M24 and Great Lake Shopping District
- Minutes from Downtown Lake Orion

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.