

# INFINITY HOMES & Co

at Emerson Oaks

## Included Features List

### Exteriors

- Colonial, Cape Cod and Ranch Style Floor Plans Available with Three or Four Bedrooms with Distinctive Exterior Elevations - Per Model
- Premium Brick on Front Elevation and Brick to Second Floor Belt Line on Sides and Rear with No Maintenance Vinyl Siding with Painted Wood Trim Overhangs and Fascia (Varies Per Model/Elevation)
- Concrete Driveway, Approach and Privacy Walkway to Porch
- **CERTAINTEED** 25 Year Tab Shingles
- **PLASTPRO** Six Panel Insulated Fiberglass Doors with Rubber Weather Stripping
- Energy Efficient Vinyl Low E and Argon Filled **ANDERSON SILVERLINE** Windows in White
- Two Frost-free Hose Bibs
- Two Weatherproof Electrical Outlets
- Aluminum Gutters and Downspouts
- Two Car Front Entry Garage
- Garage Firewall Dry-walled and Fire Taped
- Prepped for Garage Door Opener
- **CLOPAY** Steel Sectional Roll-up Garage Door
- Decorative Address Block

### Elegant Interiors

- **MASONITE** Two Panel Modern Square-Top Interior Doors
- Classic Trim Package (3" Base/ 2 1/4" Casing)
- Choice of 3 Media or Telecom Outlets
- Smoke Detectors
- **TARKETT PROGEN** Luxury Vinyl 5mm x 7" x 60" Plank Flooring in Kitchen, Nook, Powder Room, Foyer, and Connecting Hallways in Choice of Stain Finishes (Per Plan/ From Builders Standard Selections)
- **SHERWIN WILLIAMS** Painting Package
- Full Basement with 7'10" Poured Basement Wall with Sump Pump
- Egress Window in Basement (Per Basement Feature)
- No-maintenance Laminated Wired Shelving in All Closets

\*\* All information herein was accurate at the time of publication. All Model and Options Pricing and Standard Features Amenities are subject to change without notice or obligation. Pricing stated herein does not represent lot premiums, upgrades or options. All measurements and square footages are approximate and dimensions represent wall to wall dimensions. See sales manager for further detail

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## Elegant Interiors-Cont'd

- Switch Outlets for Lights in All Bedrooms, Great Room and Library (Per Model)
- Dryer Vent and Rear Washer Drain Box Prep in Laundry Room
- Door Chime
- Stylish Builders Lighting Package in Brushed Chrome Finish
- **MOHAWK TRUE HONOR** Carpeting from Builder's Selection in Choice of Colors with 5 lb. Padding
- 150 Amp Service
- **KWIKSET** Satin Chrome Interior Hardware (Door Hinges to Match Hardware Selection)

## Designer Kitchens

- Choice of **MERILLAT** stained Birch Cabinetry from Builder's Selection
- Stainless Steel Double-bowl Kitchen Sink
- **DELTA** Chrome Faucet
- **TARKETT PROGEN** Luxury Vinyl 5mm x 7" x 60" Plank Flooring in Kitchen, Nook, Powder Room, Foyer, and Connecting Hallways in Choice of Stain Finishes (Per Plan/ From Builders Standard Selections)
- **BADGER** Power Garbage Disposal
- **WILSONART** Laminate Counter Tops with 4" Backsplashes (From Builders Standard Color Selections)
- Gas Connection for Range

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## Beautiful Baths

- 12" x12" Ceramic Tile Flooring (From Builder's Selection)
- Choice of **MERILLAT** stained Birch Cabinetry from Builder's Selection
- Separate **STERLING by KOHLER** Garden Tub and Shower Unit in Master Bath-(Per Model/Plan)
- Tub/Shower Unit in Main Bath (Per Model/Plan)
- Double Vanities in Master and Main Bath (Per Model/Plan)
- **WILSONART** Laminate Counter Tops
- 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
- 40 Gallon Quick Recovery High Efficiency Water Heater
- Programmable Digital Thermostat
- R-13 Wall Insulation
- R-38 Ceiling Insulation
- Thermo-Insulated Windows and Doors with Screens
- Decorative Mullion Bars on Front Elevations
- **DOW** Insulated Moisture-Prevented House Wrap
- 150 Amp Electrical Service
- $\frac{3}{4}$ " Tongue and Groove Flooring-Nailed, Screwed, Sanded and Glued
- Energy Efficiency Sealant Package
- 16" on Center Structural Framing
- 10" Thick Poured Concrete Foundation Walls w/Sump Pump and Egress Window
- Egress Window in Basement
- Partially Insulated Basement
- **PEX** Water Supply Systems
- **INFINITY** 1- and 2-Year Limited Home Warranty Program

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## **The Community**

- Highly Accredited Livonia School District
- Choices of Cul-de-sac and Interior Home sites
- City Sidewalks Throughout Community
- City Sewer and Water Services
- City Services
- Paved Streets
- Decorative Community Street Lights
- Underground Utilities
- Walking Distance to All Shopping and Central Business Districts
- Close Proximity to/ from Either Downtown Detroit or Ann Arbor  
Downtown Detroit and Ann Arbor
- Only Minutes from Major Freeways (I-275, M-14, & I-96)

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