

## INCLUDED FEATURES

### Exteriors

- Three or Four Bedrooms with Distinctive Exterior Elevations
- Mixture of Premium Brick and Stone on Front Elevation and Brick on Sides and Rear with No Maintenance James Hary Plank Siding with Painted Wood Trim Overhangs and Fascia (varies per elevation)
- Concrete Driveway, Approach and Privacy Walkway to Porch
- **Landmark 30 Year** Dimensional Shingles
- **PLASTPRO** 8' Insulated Fiberglass Entry Doors with Rubber Weather Stripping with upper glass lite window for Front Entry Door
- Energy Efficient Vinyl Low E and Argon Filled Windows in White
- Two Frost-free Hose Bibs
- Two Weatherproof Electrical Outlets
- 5" Aluminum Gutters and Downspouts
- Two Car Front Entry Garage
- Limestone Address Block
- Fully Finished & Sanded Dry-walled Garage
- **CLOPAY** White Insulated Sectional Roll-Up Garage Door with Decorative Upper Glass Panels
- Professionally Landscaped home that includes a Full Irrigation System, Tree & Shrub Package & Fully Sodded Yards

### Elegant Interiors

- 9' First Floor Ceilings
- **MASONITE** Two Panel Modern Square-Top Interior Doors
- Fireplace with 12"x12" Ceramic Tile Surround & Hearth (included 2 Recessed Lights Above Fireplace)
- Enlarged Trim Package (6" Base/ 3" Casing)
- Four Media Outlets | One Telecom Outlet
- Smoke Detectors
- **Abode Lantana** 5" Wide Plank Hardwood Flooring in Kitchen, Nook, Powder Room, Foyer, and Connection Hallways in Choice of Stain Finishes (Builder Standard Selection)
- **SHERWIN WILLIAMS** Painting Package
- Full Walk-out Basement with 8'10" Poured Walls w/Sump Pump (Per Homesite)
- Egress Window in Basement (Non-Walkouts/If Applicable)

### Elegant Interiors Cont'd

- No-maintenance Laminated Wired Shelving in All Closets
- Decorative Overhead Lighting in All Bedrooms
- Dryer Vent and Rear Washer Drain Box Prep in Laundry Room
- Door Chime
- Stylish Builders Lighting Package in Brushed Chrome Finish
- **MOHAWK** Carpeting from Builder's Selection in Choice of Colors with 8 lb. Padding
- **KWIKSET** Lever Style Satin Nickel or Venetian Bronze Interior Hardware (Door Hinges to Match Hardware Selection)

### Designer Kitchens

- Choice of 36" **MERILLAT** Collins style Painted or Stained Birch Cabinetry from Builders Selection
- Designer cabinet layout with space for Cooktop and Double Oven
- Cabinet Crown Molding in Kitchen
- Decorative Hardware on all Kitchen Cabinetry
- Stainless Steel Double-bowl Kitchen Sink
- **DELTA** Chrome Faucet
- **Abode Lantana** 5" Wide Plank Hardwood Flooring in Kitchen, Nook, Powder Room, Foyer, and Connection Hallways in Choice of Stain Finishes (Builder Standard Selection)
- **BADGER** Power Garbage Disposal
- **GRANITE** Counter Tops with 4" Backsplashes (from Builders Standard Color Selections)
- Gas Connection for Range

### Beautiful Baths

- 12" x12" Ceramic Tile Flooring (From Builders Selection)
- Choice of **MERILLAT** Collins style Painted or Stained Cabinetry from Builder's Selection
- Separate **STERLING by KOHLER** Garden Tub and Fully Tiled Shower Unit in Master Bath (Per Model/Plan)
- Clear Glass Shower Door in Master Bath
- Tub/Shower Unit in Main Bath with Tiled Walls (Per Model/Plan)
- Double Vanities in Master and Main Bath (Per Model/Plan)
- **GRANITE** Counter Tops with 4" Backsplashes (From Builders Selection)

\*\* 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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### Beautiful Baths Cont'd

- 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 Quick Recovery High Efficiency Water Heater
- Programmable Digital Thermostat
- **BRYANT** Energy Efficient Central Air Conditioning 13 Seer or higher (per model)
- R-13 Wall Insulation (Exterior Walls only for Walk-out Basement Option)
- R-38 Ceiling Insulation
- LiftMaster 8365W Garage Door Opener
- Thermo-Insulated Windows and Doors with Screens
- Decorative Mullion Bars on Front Elevations
- **DOW** Insulated Moisture-Prevented House Wrap
- 200 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
- Partially Insulated Basement
- **PEX** Water Supply Systems
- Professional Cleaned prior to closing
- **INFINITY** 1- and 2-Year Limited Home Warranty Program

### Community

- Highly Desirable All Sports Woodland Lake Water Front Location
- High Accredited Howell Public School District
- Great Location and Only Minutes to Downtown Brighton Business and Entertainment Districts
- Municipal Sewer and Water Services
- Close to Shopping & Central Business Districts
- Only Minutes from Major Freeways (I-96 & US-23)

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