



Standard Features

Community Features

- Protective Restrictive Covenants
- Underground Utilities. Municipal Water & Sewer
- Highly Sought South Lyon Community Schools
- Access to South Lyon City/Huron Valley Trails
- 33' Wide Concrete Road with Sidewalks

Construction Features

- Distinctive Architectural Plans
- 7'-10" Poured Concrete Basement Walls
- 10 Year Basement Waterproof Warranty
- Brick with Rowlock (per plan). Address Stone
- I - Joists and "Structural Gold" Sub-Floor System
- **R-Wrap** House Wrap behind all Sided Areas
- Maintenance Free Vinyl Siding with Aluminum Trim at Overhangs and Fascia Boards
- Glued and Screwed Sub-Floors
- One Year Builder Warranty

Exterior Features

- Elegantly Detailed Traditional Elevations
- **IKO®** - 30 Year Dimensional Shingles
- Concrete Driveways and Walks
- Coach Lights on Garage, Doorwall & Front Door
- Two Weather Resistant Electrical Outlets
- 150 AMP Electric Service
- Two Exterior Water Spigots
- Completely Drywall Garage
- Gutters & Downspouts
- Egress Basement Window (DL & WO-Varies)

Interior Features

- Beautiful Architectural 4 - 1/2" Base Molding
- Large 2 - 3/4" Case Molding around Doors
- 3/4" Pre-Finished Solid Oak Flooring in Foyer, Powder Room, Kitchen & Nook
- **Shaw®** Stain Resistant Carpet and 6 LB Padding
- 12" x 12" Ceramic Tile Floor in Laundry Room
- 2 Panel Smooth Interior Doors w/Lever Style Handles
- **Sherwin Williams®** Interior Paint
- Builder Light Fixture Package & Door Chime
- Overhead Bedroom Ceiling Lights
- Total of 4 - Phone and Cable Outlets
- Protective Smoke & Carbon Monoxide Detectors
- Nova-Ply Closet Shelves with Hanging Rods per plan
- Prepared for Gas or Electric Dryer with Vent
- Prepped for Garage Door Opener

Standard Features are subject to change without notice or obligation.

Energy Saving Features

- **Nelsons** Patented 2 - Step "**Energy Seal**" Process
- **Bryant®** 96% High Efficiency Furnace w/ECM Motor
- **Programmable Thermostat**
- **Bryant®** Central Air and **Bryant®** Humidifier
- "**Pella**" Windows with Low E Glass/Argon Gas
- R-38 Attic Insulation / R-13 Sidewall Insulation
- Fully Insulated Steel Entry Doors
- High Efficiency 50 Gallon Water Heater

Kitchen Features

- **Aristokraft** "**Contractors Choice**" Cabinets
- Granite Countertops with 4" Backsplash
- Undermount Stainless Steel Sink
- **Moen®** Kitchen Sink Faucet with Pull-Out Sprayer
- 1/3 HP **ISE** Garbage Disposal
- Gas Line or 220V for Range

Bathroom Features

- Granite Countertops with Self Rimming Sinks
- **Delta®** Single Lever Faucets
- Pedestal Sink @ Powder Room
- Full Length Mirror at Bath Vanities
- Luxurious Soaking Tub @ Master Bath (per plan)
- Easy - Clean One Piece Shower @ Master Bath
- One Piece Tub/Shower Enclosure @ Main Bath
- Ceramic Tile Floors in Main & Master Bathrooms
- Bathroom Vent Fans

Our Most Popular Optional Features

- Gas Fireplace with Marble Surround & Mantle
- Rough In For Future Basement Bath
- Cabinet Enclosed or Free Standing Utility Tub
- Ceiling Fan Preps & Recessed Lights
- Vented Hood Fan
- Ceramic Tile Showers and Bath Tub Walls
- Jetted Tub in Master Bathroom
- Island in Kitchen (per plan)
- Insulated and Finished Drywall in Garage

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