

COMMUNITY HIGHLIGHTS

- Community-planned entrance, sidewalks, & landscaping
- Adjacent to Proud Lake recreation area & Kensington Metropark
- Close to Gilbert Willis Park and Hickory Hills Golf Course
- Open space community within miles from Wixom's charming downtown area & Novi entertainment district
- Highly-acclaimed Huron Valley schools
- City water and (pressure) sewer systems
- Low Commerce Township Taxes

CUSTOM INTERIOR DETAILS

- 9' first floor ceilings
- Pre-finished engineered hardwood flooring in foyer, powder room, kitchen, family entry, & dining room
- Luxury Vinyl Plank floors in laundry
- Two-panel smooth interior doors with brushed nickel hardware
- 10 recessed lights & ceiling lights in all bedrooms & living spaces
- Pre-wiring for 2 cable TV or ethernet outlets
- Shaw BX001 or equal carpeting with 6lb. pad
- Elegant light fixture packages available
- Sherwin Williams paint - one color
- White wire shelving in all closets and pantry
- Free-standing tub and washer hookup prep in laundry room
- Smoke detectors and carbon monoxide alarms per code
- 1st or 2nd floor laundry room per plan

GOURMET KITCHEN FEATURES

- Gourmet kitchen and quartz countertop options available
- Island cabinets per plan
- Merillat or equal recessed panel cabinetry
- Whirlpool appliance package: electric range, dishwasher, & microwave
- Stainless steel sink with 1/3 HP garbage disposal
- Granite countertops & backsplashes with available upgrades

ENERGY EFFICIENT FEATURES

- R-38 fiberglass insulation in ceilings, R-13 insulation in walls
- D.R. Nelson high performance energy seal package
- 96% efficient furnace with sealed duct system
- 13-SEER Air conditioning
- 50-gallon high efficiency gas water heater
- Insulated fiberglass front entry door per plan
- 8' tall Insulated garage overhead door, pre-wired for opener
- Continuous ridge vents for proper attic ventilation

STRUCTURAL FEATURES

- Engineered I-joist floor system
- 8' tall concrete basement walls with interior insulation and dampproofing
- Sump pump
- 150-amp electric service
- 3/4" high-performance subfloors glued and screwed
- Drywall on garage ceilings and common walls (tape coat) per code
- Plastic water supply plumbing system
- 1-year builder warranty

QUALITY EXTERIOR FEATURES

- Charming elevations with brick, stone, and James Hardie siding
- Brick to 2nd floor belt line on sides and rear
- Wood overhangs and trim
- 2-car side-entrance garage (optional 3-car garage)
- Vinyl Low-E insulated windows with screens
- Concrete driveway, porch, sidewalks, and front walk
- Two exterior GFI plugs
- Two exterior hose bibs
- Coach lights on garage, front entry, and rear patio
- GreenGuard or equal House Wrap
- GAF or equal dimensional asphalt roof shingles
- Finish grade to ensure proper drainage
- Aluminum gutters and downspouts
- Full landscape package included

ELEGANT BATHROOM FINISHES

- Ceramic tile floors in master and main baths
- Gentlemen's height cabinetry in master bath
- Merillat or equal recessed panel cabinetry
- One-piece shower/tub units in full baths
- Clear glass shower door in master bath
- 36" tall wall mirrors in all baths
- Pedestal sink in Powder Room
- Moen polished chrome plumbing fixtures
- Granite countertops and backsplashes in full baths
- Elongated toilets
- Bath fans vented to exterior