



Sheldon Hills ~ THE BRADFORD COLLECTION
All These Outstanding Quality Features Are Included in Your New Home

DISTINCTIVE KITCHENS

- Square Edge Kitchen Countertops with 4" Backsplash
- "Mellowood" Cabinetry with 36" Uppers
- Stained Oak Capped Halfwall (per plan)
- Bruce 2 1/4" Prefinished Hardwood Flooring
- Single Bowl 8" Deep Stainless Steel Sink
- Chrome Single Control Delta Signature Faucet with Spray
- Pantry Cabinet for Extra Storage (per plan)
- Copper Supply Line for Refrigerator

DELUXE GE APPLIANCES (CHOICE OF BLACK, WHITE, OR BISQUE)

- 30" Electric Self-Clean Coil Top Range
- 1.5 cu.ft. Space Saver Microwave
- Power Clean Energy Star Dishwasher
- 21 cu.ft. Energy Star Top Mount Refrigerator with Ice Maker
- ½ HP In-Sink-Erator Badger Garbage Disposal

ENERGY SAVING FEATURES

- Quality "Aire-Flo" High-Efficiency Gas Forced Hot Air Heating System
- Central Air Conditioning 13 SEER (Seasonal Energy Efficiency Rating)
- "Lennox" Humidifier
- Energy Saver 40 Gallon Gas Hot Water Heater
- 2x6 Exterior Wall Construction with 6" Fiberglass Batt Insulation for R-19 Sidewall Rating
- Fiberglass Insulation in Ceiling for R-38 Rating
- Polycel Foam Air Infiltration Package - Reduces Air Infiltration up to 20%
- Two Exterior Hose Bibs
- Upper Exterior Perimeter of Basement Foundation Wall Insulated with Owens Corning FS-25 System
- Poured Concrete Foundation Walls Waterproofed with Mar-Flex Waterproofing System
- 3,000 psi Basement Concrete Floors
- 4,000 psi Garage / Covered Porch Area Floors
- Ice and Water Shield Rubber Membrane at Roof Eaves and Valleys
- Energy Star Labeled Homes

ELEGANT POWDER BATH

- China Water Closet w/ Standard Bowl (White)
- Quality Delta "Leland" 8" Widespread Dual Control Chrome Faucet
- "Richwood Lite" or "Mellowood" Vanity Cabinet
- "Rynone" Cultured Marble Top with Integral Lav and 42" High Mirror
- Bruce 2 1/4" Prefinished Hardwood Flooring
- Moen "Mason" Chrome Towel Bar and Chrome Paper Holder
- Fan Light Exhausted to Exterior

DELUXE MAIN BATH

- 4x4 Ceramic Tile Wall Surround at Tub with Tiled-In Soap Dish and Towel Bar
- Curtain Rod at Tub
- China Water Closet w/ Standard Bowl (White)
- Quality Delta "Leland" 4" Centerset Dual Control Chrome Faucet
- "Richwood Lite" or "Mellowood" Vanity Cabinet
- Square Edge Laminate Top with 19" Round (White) Lav and 42" High Mirror
- Armstrong "Successor" No-Wax Linoleum Flooring
- Energy Star Fan/Light Exhausted to Exterior
- Moen "Mason" Chrome Towel Bar and Chrome Paper Holder

LAVISH MASTER BATH

- 4x4 Ceramic Tile Wall Surround at Shower with Tiled-In Soap Dish and Towel Bar
- Fiberglass Shower Base (White)
- Clear Glass Shower Door Enclosure with Chrome Frame
- China Water Closet w/ Standard Bowl (White)
- Quality Delta "Leland" 8" Widespread Dual Control Chrome Faucet
- "Richwood Lite" or "Mellowood" Vanity Cabinet with Kneespace (per plan)
- Square Edge Laminate Top with 19" Round (White) Lav and 42" High Mirror
- Ceramic Tile Flooring
- Moen "Mason" Chrome Towel Bar and Chrome Paper Holder
- Fan/Light Exhausted to Exterior

INTERIOR ELEGANCE

- 9' 1st Floor Ceilings Thru-out Ranches and 2 Story Plans with Additional Volume Areas per Plan
- Heat-n-Glo 36" Gas Fireplace with Tile Surround and Hearth
- Painted Mantle at Fireplace
- Bruce 2 1/4" Prefinished Hardwood Flooring at Entry Foyer Floor
- Bruce 2 1/4" Prefinished Hardwood Flooring at 2nd Floor Halls (per plan)
- Armstrong "Successor" No-Wax Linoleum Flooring at Laundry and Mud Room (per plan)
- Painted Interior Colonial Mill Work with 3 1/2" Base Board
- Sheetrock Wrap on All Windows with a Pine Sill and Apron
- 2 1/4" Framed Casing on All Swing Doors
- Colonial Six Panel Painted Masonite Interior Doors
- Traditional Stained Oak Railings with Painted Spindles into Bullnose (per plan)

- Oak Treads/Painted Risers & Stringers (Closed - No Runner) at 1st to 2nd Floor Stair.
- Wall to Wall Carpeting with 6lb Pad Thru-out
- Deluxe “Total Slide” Closet Shelving System
- Smooth Ceilings and Smooth Wall Finish Thru-out
- Sherwin Williams Interior Paint Color (1 color choice)
- Oak Stained Capped Kneewalls (Per Plan)
- Schlage Satin Nickel Interior Locksets with Matching Hinges

STYLISH EXTERIOR FINISH

- Pella Insulated Low-E Vinyl Double-Hung Windows, White with Internal Grids and Full Screens
- Pella Insulated and Stained Entry Door including Adjustable Oak Threshold
- Bronze Entry Handle Set with Integrated Dead Bolt Schlage "Plymouth"
- Pella Fiberglass Gliding Patio Door (no grids) with Sliding Screen
- Partial Brick Veneer on Front Elevation (per plan)
- Quality Maintenance-Free Gentek “Concord” Wood Grain Vinyl Siding with Wide Aluminum Fascia and Vented Soffit
- Aluminum Wrapped Frieze Board, Panel Shutters, and Window Heads on Front Elevation
- Open Front Porch with Fiberglass Recessed Panel Columns or Enclosed Front Entry Porch (per plan)
- "Amarr" Steel Classica Collection Overhead Door, Tuscany Style with Glass Inserts and Door Handles with Garage Door Opener and (2) Controllers
- Quality GAF “Natural Shadow” - Pewter Gray or Mission Brown (per Color Selection) Architectural Roof Shingles with 30 Year Warranty
- Fully Sheetrocked Garage (one coat of tape) / Doors and Windows Trimmed (per plan)

ELECTRICAL/CATV

- Deluxe “Progress” Interior Light Fixture Package
- (4) Recessed Lights at Kitchen
- Deluxe “Murray Feiss” Exterior Light Fixture Package Including Traditional Lamppost and (2) Garage Coach Lights
- Recessed Light(s) at Front Entry Porch
- G.F.I. Outlet at Rear and Front Entry Area
- Telephone Jacks (CAT.5 high density wiring) at 3 pre-designated locations
- Cable Television Prewire - RG-6/digital satellite capability in 3 pre-designated locations
- First Alert Security System Built-In includes: horn, 2 motion detectors, 2 control consoles, exterior doors and basement windows protected.
- Smoke Detector in all Bedrooms, Upper, Lower Halls and Basement (hardwired and integrated into Security System)
- Carbon Monoxide Detector on each level of the home (hardwired and integrated into Security System)
- 200 Amp Electrical Service
- Door Chime
- PVC Piping from Basement to Attic for future wiring (2 story home plans only)

LANDSCAPING

- Landscape Plantings Package Featuring Trees and Shrubs
- Professional Lot Grading and Hydroseeding

- Paved Blacktop Driveway (Single Flared to Double Width)
- "Yankee Cobble" Entry Walkway
- In-ground Sprinkler System at Yard Area

PERSONALIZED DESIGN / CONSULTATION SERVICE

- Meeting at The Michaels Group Design Center for One Stop Color Selections with our Interior Designer. Homeowner will receive up to (3) three hour appointments. Any additional time with the Designer will require an additional charge payable to the Designer at final selections.

COMMUNITY FEATURES

- 5200sf Community Clubhouse complete with Gathering Room, Billiard Room, Dramatic Stone Fireplace, Full Working Kitchen, State of the Art Fitness Center, Aerobic Room, and Activity Room
- Outdoor Swimming Pool with Expansive Sun Deck
- Putting Green and Golf Driving Nets
- 2 Tennis Courts
- Private Paved Trails for Biking, Jogging, or Walking
- Extensive Community Landscaping Including Irrigated Hydroseeded Lawn Areas and Extensive Plantings at Entrances (Per Plan)
- Homeowner Association Providing Exterior Ground Maintenance for Common Area (See Offering Plan for Designated Homes that Include Maintenance)
- Decorative Mailbox with newspaper bin
- Town Water and Sewer Services
- Private Gates Website for Homeowner Association Use only
- Common Area and Cul-de-sac Irrigation is Maintained by the Homeowner's Association

OFFERING PLAN AVAILABLE FROM SPONSOR

- Please Note: The Michaels Group, LLC reserves the right to substitute materials specified with materials having comparable specifications and equal or better quality.



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