



The Cottage Series
All These Outstanding Quality Features Are Included in Your New Home

DESIGNER KITCHEN WITH BREAKFAST NOOK

- Choice of "Mellowood" or "Richwood Lite" Cabinetry with 36" Upper Cabinets
- Square Edge Laminate Counter top
- Pre-finished "Bruce" Hardwood Flooring
- Single Bowl Stainless Steel Drop-in Sink
- "Delta" Single Lever Faucet with Spray (Chrome)
- Pantry for Extra Storage (per Plan)
- Stained Oak Capped Half Wall (per Plan)

DELUXE FRIGIDAIRE APPLIANCE PACKAGE (Choice of White or Black)

- 30" Electric Self -Clean Range with Black Glass Door
- Non Vented Space Saver Microwave
- Power Clean Energy Star Dishwasher
- Top Freezer Energy Star Refrigerator with In-Freezer Ice Maker

ELEGANT POWDER BATH (Per Plan)

- China Water Closets (White)
- Round China Lavatories (White)
- Delta "Leland" Dual Control Chrome Faucet
- "Mellowood" Vanities with Post Formed Formica Counter top and Mirror
- Ceramic Tile Flooring
- Moen "Mason" Towel Bar and Paper Holder (Chrome)

DELUXE MAIN BATH

- China Water closets (White)
- Round China Lavatories (White)
- Delta "Leland" Dual Control Chrome Faucet
- 4x4 Ceramic Tile Wall Surround Full Tub/Shower with Tiled Soap Dish and Towel Bar
- Armstrong "Station Square" No-Wax Linoleum Flooring (per plan)
- "Mellowood" Vanities with Post Formed Formica Countertop and Mirror
- Moen "Mason" Towel Bar and Paper Holder (Chrome)

LAVISH MASTER BATH

- Clear Glass Shower Door Enclosure with Chrome Frame and 4x4 Ceramic Tile Surround with tiled in soap dish and towel bar
- China Water Closets (White)
- Round China Lavatories (White)
- Delta "Leland" Dual Control Chrome Faucet
- Ceramic Tile Flooring at Master Bath (Per Plan)
- Recessed Mirror Medicine Cabinet
- "Mellowood" Vanities with Post Formed Formica Countertop and Mirror
- Moen "Mason" Towel Bar and Paper Holder (Chrome)

CUSTOM FINISH INTERIORS

- 9' 1st Floor Ceilings throughout Ranch Homes
- 8' 1st Floor Ceilings with additional volume at 2 Story Homes
- Pre-finished "Bruce" Hardwood Flooring at Entry Foyer
- Painted Interior Colonial Mill Work
- Colonial Six Panel Prefinished White Masonite Interior Doors
- Traditional Stained Oak Railings with Stained Spindles(Per Plan)
- Shaw "This Is It" Carpeting with 3/8" 6lb Pad Throughout
- Deluxe "Total Slide" Closet Maid Shelving System for Maximum Storage and Convenience
- Smooth Walls and Smooth Ceilings Throughout
- Stained and Finished Oak Capped Kneewalls (Per Plan)
- Schlage Satin Nickel Locksets with Matching Hinges
- Sherwin Williams Interior Paint Color
- Armstrong "Station Square" No-Wax Linoleum at Laundry / Mudroom (Per Plan)

DISTINCTIVE EXTERIORS

- Mastic "Ovation" Quality Maintenance-Free Wood Grain .042 Vinyl Siding
- Mastic "Cedar Discovery" Quality Maintenance Free Vinyl Shakes at Front Elevation Gables (per plan)
- Quality Pella Insulated "Low E" Thermopane Single Hung Vinyl Clad Windows with Internal Grids and Screens
- Paneled Style Shutters at Front Elevation (per plan)
- Fypon Window Heads with Key at Front Elevation (per plan)
- 8" Aluminum Wrapped Fascia, Vented Vinyl Soffit, and 6" Frieze Board (Front Gables Only Per Plan)
- Owens Corning Cultured Stone at Partial Areas on Front Elevation (per plan)
- Pella Impervia Sliding Patio Door at Rear (no grids)
- "Amarr" Steel Raised Panel Insulated Overhead Garage Door (no glass)
- Quality Certaineed "Landmark Woodscape" (per Color Selection) Architectural Roof Shingles with 30 Year Warranty

- "Pella" Painted Entry Doorway w/Adjustable Oak Threshold and Oil Rubbed Bronze Handle Set with Integrated Dead Bolt
- Fully Sheetrocked Garage (Finished Taped and Painted / Doors and Windows Trimmed - Per Plan)
- Covered Entryway with Cedar Accents
- Covered Rear Porch (Per Plan)

ELECTRICAL / CATV

- "Progress" Deluxe Exterior Light Fixture Package (in a Bronze Finish) with (2) Garage Coach Lights
- "Progress" Deluxe Interior Light Fixture Package (choice of Brushed Nickel or Antique Bronze Finishes)
- Recessed Lights at Covered Porches
- Recessed Light at Kitchen Sink
- Traditional Lamppost with Electric Eye
- G.F.I. Outlet at Rear and Front Entry Area
- Door Chime
- Garage Door Opener with (2) Controllers
- Telephone Jacks (CAT.5 high density wiring) at 3 Predesignated locations
- Cable Television Prewire - RG-6/digital satellite capability in 3 Predesignated locations
- 200 Amp Electrical Service
- Smoke Detector in all Bedrooms, Upper, Lower Halls and Basement (hardwired)
- CO Detector at Basement and each Level of Home (hardwired)
- PVC Piping from Basement to Attic for Future Wiring

HVAC

- Quality "Aire-Flo" High Efficiency Gas Forced Hot Air Heating System
- Central Air Conditioning 13 SEER
- Energy Saver 50 Gallon Gas Hot Water Heater

ENERGY / CONSTRUCTION FEATURES

- 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%
- Upper Exterior Perimeter of Basement Foundation Wall Insulated with Owens Corning FS-25 System
- Poured Concrete Foundation Walls Dampproofed with Mar-Flex Dampproofing 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

- Two Frost Free Exterior Hose Bibs - one front / one rear
- Energy Star Labeled Homes

LANDSCAPING AND IMPROVEMENTS

- Extensive Landscape Planting Package, Featuring Trees & Shrubs
- Professional Lot Grading and Hydroseeding
- Double Width Blacktop Driveway - Front Entry Only (See Landscape Policy)
- Brick Paver Entry Walkway
- In-ground Sprinkler System at Yard area (Operated by HOA)

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 (2) four hour appointments. Any additional time with the Designer will require an additional charge payable to the Designer at final selections.

- Homeowners Association provides Grounds maintenance for Community Common Areas
- Cottage Series Homes include basic lawn care maintenance and winter snow removal services

Offering Plan available from Sponsor



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