



Standard Selections

Exteriors

- Distinctive Exterior Elevations
- Decorative Brick on Front Elevations w/ No Maintenance Premium Vinyl Siding
- Concrete or Asphalt Driveway and Approach with sidewalk to Porch
- 30 Year Dimensional Shingles
- 6 Panel Steel Front Entry Door
- 2 Car Front Entry garage with 8ft Steel Garage Doors w/14ft high inside
- Raynor ½ HP Garage Door Opener on Door with Remote and Coded Keypad
- Full Drywall in Garage
- Two Frost Free Hose Bibs front and rear
- Two Weatherproof Electrical Outlets front and rear
- Coach Lights on Both Sides Garage including all Entries

Elegant Interiors

- Two Panel Arch Top Interior Doors
- Classic Trim Package with 4 1/2" floor molding
- Gas Direct Vent Fireplace (w/Log Setup Kit) w/12" Ceramic Tile Surround
- 12" Ceramic Tile Hearth and Painted Mantel Surround
- Smoke Detectors
- Pre-Finished Hardwood Flooring in Foyer, Kitchen, Dining/Nook, Great Room and Hallway to Bedrooms in Choice of Stain Finishes (From Builders Standard Selections)
- Custom Two-Tone Painting Package (White Trim, One Color Walls and Ceilings)
- Full, Extra Deep Basement with 8' 10" Poured Basement Wall with Daylight Windows or Door Wall if Walk Out
- Cathedral Vaulted Great Room and Master Suite
- 9ft Ceilings Throughout other rooms
- Walk in Closet in Master
- Standard Reach in Closets in Additional Bedrooms with Four Panel Arched Doors
- First Floor Laundry Room w/Laundry Tub
- Electric Connection for Dryer



- Prepped for Dryer Vent and Rear Washer Wall Drain Box in Laundry Room
- Ceiling Fan Prep and Installation in Great Room and Master Bedroom
- Door Chime
- 150 Amp Service
- Builders Lighting (Recessed & Hanging & Ceiling Fan w/Light)
- High Quality Stain-Resistant Carpeting in Choice of Colors with 4lb padding in all bedrooms and stairway to basement
- Brushed Nickel Interior Hardware and Hinges
- 3 Piece Rough In Plumbing in Basement for Future Bath

Designer Kitchens

- Custom River Run Cabinetry with 36" Upper Cabinets with Crown Molding, featuring dovetail drawer construction and soft close drawers with Choice of Finishes
- Island with Granite Counter Top and Overhang
- Stainless Steel Double-Bowled Under Mount Kitchen Sink
- Single Lever Faucet
- 1/3 HP Garbage Disposal
- Granite Counter Top from Standard Builder's Color Selections
- Electric Hook up for Range

Beautiful Baths

- Large selection of 12x12 Ceramic Tile Flooring
- Custom River Run Cabinetry Vanity with Choice of Finishes
- Vanities and Under Mount Sinks
- Single Handle Faucets with Brushed Nickel Hardware
- Extra Large Tiled Walk In Shower in Master Bath
- Tub Shower Surround in Main Bath
- Anti-scald Shower & Tub Controls
- Linen Closet in Master Bath and Main Bath
- Recessed Can Light in Master Bath Shower Ceiling



Energy Efficiency & Quality Construction Features

- Electronic Ignition Furnace, 90% or Greater Efficiency
- Central Air 3.5 Ton – 13 Seer Rated Efficiency
- ¾" Tongue & Groove Pre Finished Hardwood Flooring
- 40 Gallon Direct Vent High Efficiency Quick Recovery Water Heater
- Maintenance Free Vinyl Low E Argon Gas Windows with Screens
- Insulated Moisture-Prevented House Wrap
- 16" on Center Structural Framing
- 8' 7" Poured Concrete Foundation Walls
- R-38 Ceiling Insulation, R-19 Wall Insulation
- R-49 Attic Insulation
- R-6, 2" Cellous applied to all exterior basement
- Insulated R-10 Basement Walls
- Energy Seal and Foam Caulk Package to Prevent Air Leakage
- Digital Thermostat
- Well & Septic

The Community

- 102 acre Development with 41 lots, 4 Beautiful Retention Ponds with Fountain
- Pheasant Ridge Lake Access
- 1+ acre parcels
- Paved Roads
- All Underground Utilities including Natural Gas
- Second Garages (Pole Barn) Permitted with Conforming Home Colors
- Brandon School District
- Oxford School District – School of Choice with bussing rear of sub
- 7 Minutes to I-75
- 10 Minutes to downtown Clarkston

*All pricing may increase due to material, labor and market conditions.