



## *Included Features*

### **NEIGHBORHOOD AMENITIES-Best in the area**

- Elegant Gated Community
- Estate sized wooded lots starting at 2.5 Acres
- Concrete curbs, asphalt streets
- Salem Township municipal taxes
- Washtenaw County
- South Lyon Mailing and Schools
- Many walk-outs
- Convenient to Ann Arbor, Brighton, Northville, Novi

### **EXTERIOR FEATURES-Unprecedented value**

- A superb limited warranty, with multiple walkthrough inspections performed by Kheder Homes' builder/owner
- 30-year *Certainteed Landmark* dimensional shingles
- Custom brick or optional stone elevations, per plan
- 2-year basement warranty with optional 10 year warranty
- *Certainteed cement siding, painted to specs.*
- *Pella Pro-Series* double hung wood w/ aluminum clad windows
- Two weatherproof exterior plugs
- Three frost resistant hose bibs
- Seamless aluminum gutters and downspouts
- Rough sawn pine overhangs
- OSB wood sheathing
- *Pittsburgh Paint* oil stain
- Glass block windows with vents
- *Masonite* fiberglass front entry w/direct set sidelites
- Insulated steel garage entry and access doors.
- Cement siding at exterior per plan
- Amarr Traditional Series "Heritage" Garage Doors, per plan

### **STRUCTURAL FEATURES-For Integrity**

- 2 x 10 dimensional lumber framing—tried and true for long life & performance—TJI's available, per plan
- 1/2" OSB wood sheathing on entire exterior perimeter
- 2 x 6 perimeter walls, per plan.
- 9' ceilings at first floor (per plan)
- Engineered roof trusses, per plan
- Full basement with 8'10" deep basement pour & re-rod reinforcement
- 10" tall poured foundation footings w/ 42" deep trenched footings, per plan and location
- 3/4" thick tongue & groove OSB sub-floor; glued, nailed, screwed, ground & sanded smooth, for even floor underlayment

### **ENERGY FEATURES-For Cost Savings**

- Energy seal - to reduce air infiltration, including foam seal to all perimeter wall plugs & switches
- R-19 insulation in all exterior walls, R-45 in all ceilings
- Continuous ridge venting with soffit venting, per code
- House Wrap, tape and plasti-caps nailed
- Windows flashed w/6" flashing tape
- 90+ high efficiency furnace with digital thermostat
- 90+ high efficiency, 50 gallon quick recovery hot water tank





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### **PLUMBING/MECHANICAL-For your comfort**

- Kohler Vikrel shower/tub units at upper bath w/ ceramic walls
- Premium semi-framed shower enclosures at master bath shower
- Water line to refrigerator
- Kohler Pennington white china sinks
- Kohler Devonshire chrome faucets & shower controls at kitchen and baths
- Kohler Wellworth toilets
- Kohler Wellworth pedestal sink at 1/2 bath
- Drop in laundry tub & Kohler high neck faucet with cabinet
- Pex Plumping
- Central air conditioning, sized to plan
- Central humidifier system

### **INTERIOR FEATURES-Unexpected value**

- Jeld-Wen 2 panel smooth finish interior doors, per plan
- Extra wide 2-3/4" "Classic" case molding and extra tall 4" "Classic" base molding
- Transom detail over 1st floor interior doors
- Superior wood burning or direct vent fireplace, with Bridgeport mantel and slate surround - per plan
- 150 AMP electrical service
- Full laundry hook-ups. Choice of electrical 220 plug or gas
- Dryer vent
- Nutone high output exhaust fans in all bathrooms
- Fan/light at master bathroom toilet room and main bath
- Bath mirrors - counter top length x 42" high
- Six telephone jacks or cable openings
- Smoke detectors in all bedrooms & on each floor, per code

### **INTERIOR FEATURES-Continued**

- Schlage Plymouth brushed nickel lever handle set at front entry and Plymouth series door knobs throughout
- Door chime
- Shaw Stonecrest —10 year limited warranty stain resistant carpeting in choice of colors w/6 pound pad
- 3/4" Oak hardwood flooring in kitchen, nook, adjacent hallways, foyer and powder room
- 12 x 12 ceramic tile at main bath, master bath, and laundry room floors all set on concrete foundation
- 42" upper cabinets at laundry room & kitchen (per plan)
- Quality Cabinet Classic Maple cabinetry - choice of finish
- Granite countertops with 4" backsplash at kitchen
- Solid surface countertops—solid base colors w/ 4" back-splash at main & master baths & laundry
- Pittsburgh Paint at interior, choice of 6 premium colors
- Recessed lighting at kitchen, hallways & master bath shower (up to 15)
- Wood shelving at closets, with shoe rack at walk in closets & metal hanger bars
- 4" short wall at stair stringer with painted wood spindles and Oak railing and newels, per plan
- Oak railing with painted balusters at 2nd floor overlook, per plan

### **KITCHEN-For the Gourmet**

- Sterling double bowl, stainless steel kitchen sink
- Badger One garbage disposal
- Pantry closet (per plan)
- Island typical, with electric plug (per plan)
- Extra drawer bank base cabinet, for storage
- 42" upper cabinets w/roll-out trays & chrome knobs
- Lazy Susan (per plan)

