



Flaherty Builders/Developers

Single Family Homes Standard Features



KITCHEN FEATURES

- Gas range with exterior vented range Hood
- Built in Dishwasher
- Garbage Disposal
- Double-bowl Stainless Steel Sink
- Hardwood flooring (choice of color)
- Quality Maple, Oak or Birch cabinets
- Granite Kitchen Countertops
- Built in pantries with wire shelving (per plan)
- Spacious windowed breakfast areas (per plan)

BATH FEATURES

- Private master bath suite
- Ceramic wall and floor tile - see allowances (see allowance sheet)
- Quality Maple, Oak or Birch vanities
- Cultured marble counter tops
- Lever Handel Faucets
- Ground fault circuitry
- Exhaust fan
- Chrome master bath shower door

LAUNDRY & STORAGE FEATURES

- First level laundry room (per plan)
- Dryer vent and gas line
- Large walk-in closets (per plan)
- Linen closets with wire shelving
- Concrete crawl space (per plan)
- Cabinet with enclosed tub

MECHANICAL FEATURES

- Gas forced air furnace 80% high efficiency & central air conditioning
- 50 gallon hot water heater
- 200 amp electric service
- Copper water pipes
- Two frost proof exterior hose bibs
- Separate, sealed sanitary pump and sump pump in basement
- Weather proof exterior outlets

INTERIOR FEATURES

- 9' First Floor (2 story Homes)
- Hardwood flooring in foyer
- Oak posts and rails at staircases
- Full basement (per plan)
- Family room fireplace with gas line
- Quality oversized white doors and trim throughout
- Wall to wall carpeting
- Smoke detectors at all bedrooms
- Door bell button and chime
- Category 5 Cabling
- Four telephone jacks & four cable jacks
- Lighting allowance (\$2000)
- Ceiling openings with wall switch provided in all bedrooms
- (2) Garage door openers & (1) keyless entry access pad

EXTERIOR FEATURES

- Maintenance-free aluminum soffits, fascia, gutters and downspouts
- Insulated steel entry doors
- 1st floor brick exterior
- 2nd floor wood sided exterior
- 3 car garage (per plan)
- Finish tape on garage drywall
- Concrete driveway with mesh
- Stone address block
- Electrical receptacles provided for exterior lights at doorways and garage
- Final grade black dirt
- Public walks
- Underground utilities
- Fully improved lot, city sewer and water
- Municipal & Lake Michigan services

QUALITY CONSTRUCTION

- Oak Pro 30 architectural 30 year roof shingles over 15lb felt paper
- Damp proofed foundations
- Casement aluminum clad thermo pane low E glazed windows, with screens
- Nu-Wool dense pack cellulose insulation, with an effective value of R-17 walls and R-38 ceiling
- Tyvek, or equivalent house wrap
- 1" insulated glass patio door, with screen
- Steel insulated garage doors

Prices and features are subject to change without notice. Please inquire at sales office for details. Revised 4-2011