GREATLAKE CONSTRUCTION

1945 COLONIAL

A HOME BUILT WITH QUALITY,COMFORT AND STYLE

Built for Lasting Beauty

Each home combines elegant design and high-performance materials to provide comfort, durability, and timeless appeal. From quartz countertops to luxury flooring and energy-efficient systems, every detail is carefully chosen to ensure your satisfaction.

Included Features & Finishes

CABINETS

The Gourmet Kitchen option upgrades the cabinetry to the Merillat Basics™ McDurmon Collection with elegant 36-inch upper wall cabinets, topped with classic crown molding for a refined and polished appearance.

COUNTERTOPS

Daltile Carrara Pisa quartz countertops throughout, offering the timeless elegance of classic marble with the durability and ease of maintenance of quartz, creating a luxurious and refined aesthetic in every room.

LIGHTS

Two Pendant Lights, Matte Black

FLOORING

Carpet: Mohawk Lakewood Drive carpet will be installed throughout the Living Room, all Bedrooms, the staircase to the upper level, and the upstairs hallway.

LVP : Cali Vinyl Select Plank Flooring is featured in the Dining Room, Entryway, and Hall

GE STAINLESS STEEL
Range, Fridge, Dishwasher, Microwave

The home will feature a complete suite of stainless steel GE appliances, offering a sleek, modern look with reliable performance.

Great Lake Construction

Building exceptional homes across Northern Michigan.

www.greatlakeconstruction.com
Sales: Breanna — 616-303-3556

GREATLAKE CONSTRUCTION

Included Features and Options
Level 2- Traverse City

	Brand / Make / Model		Finish Choice
Kitchen			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	**INCLUDED**	Yes
Cabinets	Merillat McDurmon with 30" Uppers and Included Hardware	**INCLUDED**	White or Grey
Countertops	Formica with 4" Backsplash	**INCLUDED**	Yes
Faucets	Peerless Xander Single Handle Pull Down Kitchen	**INCLUDED**	Matte Black or Brushed Nickel
Kitchen Sink	Drop in Double Bowl Stainless Steel Sink	**INCLUDED**	
Island Lights	Two Single Bulb Pendant Lights	**INCLUDED**	Matte Black or Brushed Nickel
Garbage Disposal	1/2 hp Disposal	**INCLUDED**	N/A
Appliances			
Range	GE Electric Slide in Range Stainless Steel Model# GRS600AVFS	**INCLUDED**	Stainless
Fridge	GE 28 Cu.Ft. Stainless Steel Model# GFE28GYNFS	**INCLUDED**	Stainless
Dishwasher	GE Stainless Steel Dishwasher w/3rd Tray Model#GDT650SYVFS	**INCLUDED**	Stainless
Microwave	GE Over Range Microwave Stainless Steel Model# JVM6175YKFS	**INCLUDED**	Stainless
Primary Bath			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	**INCLUDED**	Yes
Cabinets	Merillat Mc Durhamn Cabinets with Hardware	**INCLUDED**	White or Grey
Counter Tops	Formica with 4" Backsplash	**INCLUDED**	Yes
Sink Faucets	Peerless Xander Sink Faucet	**INCLUDED**	Matte Black or Brushed Nickel
Lights	Three Bulb Light Fixture with Frosted Glass	**INCLUDED**	Matte Black or Brushed Nickel
Mirror	Clip Mounted Mirror	**INCLUDED**	N/A
Toilet	1.6gpf Elongated	**INCLUDED**	White
Shower Faucets	Peerless Xander Tub and Shower Faucets	**INCLUDED**	Matte Black or Brushed Nickel
Half Bath- (If Applicable)			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	**INCLUDED**	Yes
Pedistal Sink	White Round Bowl	**INCLUDED**	NA
Lights	Two Bulb Light Fixture with Frosted Glass	**INCLUDED**	Matte Black or Brushed Nickel
Faucets	Peerless Xander Single Handle Faucet	**INCLUDED**	Matte Black or Brushed Nickel
Mirror	Mirror Clip Mounted to Wall	**INCLUDED**	NA
Toilet	1.6gpf Elongated White	**INCLUDED**	NA
Second Bath			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	**INCLUDED**	Yes
Cabinets	Merillat Mc Durhamn Cabinets with Hardware	**INCLUDED**	White or Grey
Countertops	Formica with 4" Backsplash	**INCLUDED**	Yes
Faucets	Peerless Xander Sink Faucet	**INCLUDED**	Matte Black or Brushed Nickel
Lighting	Two Bulb Light Fixture with Frosted Glass	**INCLUDED**	Yes
Mirror	Clip-Mounted Mirror	**INCLUDED**	N/A
Toilet	1.6gpf Elongated	**INCLUDED**	White
Shower Faucets	Peerless Xander Tub And Shower Faucets	**INCLUDED**	Matte Black or Brushed Nickel
Living Room			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	**INCLUDED**	Yes
Bedrooms			
Flooring	Mohawk, Lakewood Drive 1, Smartstrand Forever Clean, 40 oz	**INCLUDED**	Yes
Laundry			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	**INCLUDED**	Yes
Garage			
Garage Door	Non-Insulated Garage Door	**INCLUDED**	White
Garage Door Opener	1/2- HP Chain Driven- Two Transmitters, Keypad	**INCLUDED**	N/A
Garage Finish	Rough Finished Common Wall	**INCLUDED**	N/A

Interior Finishes			
Doorknobs	Kwikset Hancock	**INCLUDED**	Matte Black or Brushed Nickel
Hinges	To Match Door Hardware Finish	**INCLUDED**	Matte Black or Brushed Nickel
Front Door Knob	Kwikset Hancock to Include Deadbolt	**INCLUDED**	Matte Black or Brushed Nickel
Trim	MDF Primed 1x Material	**INCLUDED**	Yes
Drywall Ceiling	Textured Ceilings	**INCLUDED**	N/A
Paint Walls	Sherwin Williams Flat Finish - On The Rocks (SW7671)	**INCLUDED**	N/A
Paint Trim	Sherwin Williams Satin Finish - Bright White (SW7007)	**INCLUDED**	N/A
Closet Shelving	Wire Shevling	**INCLUDED**	White

Mechanical Features			
Furnace	96% High Efficiency Lennox Merit Forced Air Furnace	**INCLUDED**	N/A
Water Heater	Bradford-White 40 Gallon Electric Water Heater	**INCLUDED**	N/A
Air Conditioner	High Efficiency 16 SEER Lennox Merrit Air Conditioner	**INCLUDED**	N/A
Plumbing	PECS Piping	**INCLUDED**	N/A
Electrical	Energy Efficient LED Flush Ceiling Lights /150 AMP service	**INCLUDED**	N/A

Structural Features			
Framing Material	2x6 Studs Framed on Site "Stick Built"	**INCLUDED**	N/A
Floor & Roof Trusses	Boise Cascade Engineered I Joists , Pre Built Engineered Trusses	**INCLUDED**	N/A
Roof Shingle	Certainteed 25 Year Asphalt Shingle	**INCLUDED**	
Insulation	R-38 Ceiling / R-21 Walls / R-21 Basement	**INCLUDED**	N/A
Windows	Jeld Wen Builders Vinyl Windows - Single Hung	**INCLUDED**	White
Siding	Wolverine Groveland 040 Siding	**INCLUDED**	Yes
Exterior Trim	J- Channel Style Vinyl Trim to Match Siding	**INCLUDED**	Yes
Masonry	ProVia Stone	**INCLUDED**	Yes
Exterior Doors	Therma Tru Flat Steel Door	**INCLUDED**	White
Exterior Lights	Garage Sconce Lights	**INCLUDED**	White
Gutters	Seamless Aluminum Gutters and Downspouts, Custom Built on Site	**INCLUDED**	White

Site Work			
Driveway	30 ft of concrete or 50 ft of asphault per neighborhood or lot	**INCLUDED**	N/A
Lead Walk	Concrete	**INCLUDED**	N/A

Options & Upgrades		**Price**	
Gourmet Kitchen Upgrade Package	Upgraded Kitchen Cabinets to 36" with Crown Molding. Daltile Carrara Quartz Countertops for Kitchen and 2 Full Baths. Subway Tile Backsplash in Kitchen	**$12,000**	Option
Single Bowl Kitchen Sink Option	Drop-In Single Bowl Stainless Steel Kitchen SInk	**$500**	Option
Primary Bath Tile Shower & Glass Door Option	Tile Shower Surround & Glass Shower Door	**$10,000**	Option
Luxury Vinyl Plank Option	LVP Flooring Througout the Home	**$6,500**	Option
Washer & Dryer: Electric	GE Front Load Washer & Dryer: Electric	**$2,200**	Option
Washer & Dryer: Gas	GE Front Load Washer & Dryer: Gas	**$2,700**	Option
Gas Stove Option	Gas Line & Gas Stove	**$750**	Option
Gas Line	Additional Gas Line	**$600**	Option
PRESTIGE® Siding & Color Option	PRESTIGE® 044 Siding & Color Package	**$4,000**	Option
Finished Garage Option	Drywall (Rough Finish), Insulate Garage, Insulated Garage Door	**$12,000**	Option
Daylight Basement with Deck & Stairs	Per Plans with Unfinished Basement	**$25,000**	Option
Walkout Basement with Deck & Stairs to Concrete Patio	Per Plans with Unfinished Basement	**$45,000**	Option
Additonal Asphalt	$5 per sq ft		

GREATLAKE CONSTRUCTION

EMERALD HILLS

A HOME BUILT WITH QUALITY,COMFORT AND STYLE

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Included Features & Finishes

CABINETS

The entire home will be equipped with the Merillat Basics™ Cabinet Collection in the McDurmon door style. All wall cabinets will include 30-inch upper cabinets.

COUNTERTOPS

Formica countertops in Marmo Bianco will be installed throughout the home, offering a durable and cost-effective surface with a clean, modern appearance

LIGHTS

Two Pendant Lights, Brushed Nickel

FLOORING

Carpet: Mohawk Lakewood Drive carpet will be installed throughout the Living Room, all Bedrooms, the staircase to the upper level, and the upstairs hallway.

LVP : Cali Vinyl Select Plank Flooring is featured in the Dining Room, Entryway, and Hall

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Countertops	Formica with 4" Backsplash	**INCLUDED**	Yes
Faucets	Peerless Xander Single Handle Pull Down Kitchen	**INCLUDED**	Matte Black or Brushed Nickel
Kitchen Sink	Drop in Double Bowl Stainless Steel Sink	**INCLUDED**	
Island Lights	Two Single Bulb Pendant Lights	**INCLUDED**	Matte Black or Brushed Nickel
Garbage Disposal	1/2 hp Disposal	**INCLUDED**	N/A
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Lights	Three Bulb Light Fixture with Frosted Glass	**INCLUDED**	Matte Black or Brushed Nickel
Mirror	Clip Mounted Mirror	**INCLUDED**	N/A
Toilet	1.6gpf Elongated	**INCLUDED**	White
Shower Faucets	Peerless Xander Tub and Shower Faucets	**INCLUDED**	Matte Black or Brushed Nickel
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