



# GREATLAKE CONSTRUCTION

## Emerald Hills

### Included Features and Options

#### Plan: Isle Royal

	Brand / Make / Model		Finish Choice
<b>Kitchen</b>			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Cabinets	Merillat McDurmon Basics 30" Uppers with Hardware	INCLUDED	White or Grey
Counter Tops	Quartz	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
<b>Appliances</b>			
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
<b>Primary Bath- Main</b>			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Cabinets	Merillat McDurmon Basics with Hardware	INCLUDED	White or Grey
Counter Tops	Formica Countertops	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
<b>Half Bath- Main</b>			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Cabinets	Merillat McDurmon Basics with Hardware	INCLUDED	White or Grey
Countertops	Formica Countertops	INCLUDED	Yes
Lighting	Two Bulb Light Fixture with Frosted Glass	INCLUDED	Matte Black or Brushed Nickel
Bath Fixtures	Peerless Xander Sink Faucet	INCLUDED	Yes
Mirrors	Clip-Mounted Mirror	INCLUDED	N/A
Toilet	1.6gpf Elongated	INCLUDED	White
<b>Second Bath- Upper</b>			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Cabinets	Merillat McDurmon Basics with Hardware	INCLUDED	White or Grey
Countertops	Formica Countertops	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
<b>Living Room</b>			
Flooring	Mohawk, Lakewood Drive 1, Smartstrand Forever Clean, 40 oz	INCLUDED	Yes
<b>Bedrooms</b>			
Flooring	Mohawk, Lakewood Drive 1, Smartstrand Forever Clean, 40 oz	INCLUDED	Yes
<b>Laundry</b>			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
<b>Garage</b>			
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
<b>Interior Finishes</b>			
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
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 Shelving	INCLUDED	White
<b>Mechanical Features</b>			
Furnace	96% High Efficiency Lennox Merit Forced Air Furnace	INCLUDED	N/A
Water Heater	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
<b>Structural Features</b>			
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	<a href="#">Certainteed 25 Year Asphalt Shingle</a>	INCLUDED	Weatherwood
Insulation	R-38 Ceiling / R-21 Walls / R-21 Basement	INCLUDED	N/A
Exterior Trim	LP Smartside 440 Textured Painted Trim on Front	INCLUDED	White
Windows	Jeld Wen Builders Vinyl Windows - Single Hung	INCLUDED	White
Basement Egress Window	Basement Egress Window	INCLUDED	White
Siding	<a href="#">Wolverine Groveland D4 Siding</a>	INCLUDED	Sand Drift
Exterior Doors	Therma Tru Flat Steel Door	INCLUDED	White
Exterior Lights	Garage Sconce	INCLUDED	White
Gutters	Seamless Aluminum Gutters and Downspouts, Custom Built on Site	INCLUDED	White
Deck	Treated Lumber Deck with Beautiful Wood Spindles (no stairs)	INCLUDED	N/A
<b>Site Work</b>			
Driveway	Asphalt	INCLUDED	N/A
Lead Walk	Concrete	INCLUDED	N/A
<b>Options &amp; Upgrades</b>		<b>Price</b>	

Gourmet Kitchen Upgrade Package	Upgraded Kitchen Cabinet to 36" & With Crown Molding. And Daltile Carrara Quartz For Kitchen and 2 Full Baths Subway Tile Backsplash in Kitchen	<b>\$12,000</b>	<b>White</b>
Single Bowl Kitchen Sink Option	Drop-In Single Bowl Stainless Steel Kitchen Sink	<b>\$500</b>	<b>N/A</b>
Finished Garage Option	Drywall (Rough Finish), Insulate Garage, Insulated Garage Door	<b>\$9,000</b>	<b>N/A</b>
Primary Bath Tile Shower & Glass Door Option	Tile Shower Surround & Glass Shower Door	<b>\$10,000</b>	<b>Yes</b>
Vinyl Plank Flooring in Living Room Option	LVP Flooring in Living Room	<b>\$2,200</b>	<b>Yes</b>
Vinyl Plank Flooring in Entire Home	LVP Flooring in Entire Home	<b>\$8,000</b>	<b>Yes</b>
Gas Stove Option	Gas Line & Gas Stove	<b>\$500</b>	<b>N/A</b>
Gas Dryer Option	Gas Line for Gas Dryer	<b>\$500</b>	<b>N/A</b>
Washer & Dryer Option	GE Washer & Electric Dryer	<b>\$2,200</b>	<b>White</b>
Microwave Vented to Exterior	Includes Duct Venting to Exterior of Home	<b>\$750</b>	<b>N/A</b>