

PARKDALE TOWNES

Features & Amenities

COMMUNITY FEATURES

- Private Town home community offering a Maintenance-free lifestyle
- Located in just minutes away from vibrant downtown Ferndale
- Easy access to I-696 and numerous conveniences including world-class shopping, dining, fitness centers, entertainment and more
- Convenient location near Ferndale's library, city offices, farmer's market, numerous nearby parks and houses of worship

WARRANTY COVERAGE

- 1 year Builder warranty
- 2 year warranty on plumbing, electric & HVAC systems
- 10 Year structural warranty through Professional Warranty Service®

EXTERIOR FINISHES

- Charming Elevations with brick and vinyl siding (as shown per plan)
- Dimensional asphalt roof shingles
- Low-E white vinyl windows with insulated glass
- Two and One Car Attached Garages with steel panel sectional doors, wired with a garage door opener and 2 transmitters
- Charming balcony off of main level with single smooth fiberglass full lite door and privacy wall between neighbors (per plan)
- Concrete entry patio and sidewalks
- Asphalt driveways (per site layout)
- Coach lighting at entry, garage and rear balcony door (as shown per plan)
- Seamless aluminum gutters and downspouts
- Homes built to 2015 Michigan Residential Building Code





Features & Amenities

(continued)

QUALITY INTERIORS

- Quality crafted 42" Merillat® Cabinets
- GE® kitchen appliances- dishwasher, free standing range, microwave hood and waterline for future refrigerator
- Stainless double basin sink with 1/3 HP Badger® disposal
- Granite counter tops in kitchen with 4" back-splash
- Hardwood flooring in kitchen & powder room
- Armstrong® vinyl flooring in foyer, laundry room and full bathrooms
- Low-maintenance Wilsonart® laminate counters with 4" backsplash in kitchen and full bathrooms
- Mohawk® (or equal) stain release carpet with 5 lb pad
- Two-panel interior doors
- 36" Vanity bath mirrors in full baths
- Sherwin Williams® paint throughout
- Generous 9' main level ceilings and 8' ceilings throughout the remainder of home
- Kwikset® door hardware in dull chrome
- Moen® polished chrome faucets
- Towel bar and toilet paper holders in chrome
- White wire-style shelving and racks in closets

ENERGY EFFICIENT

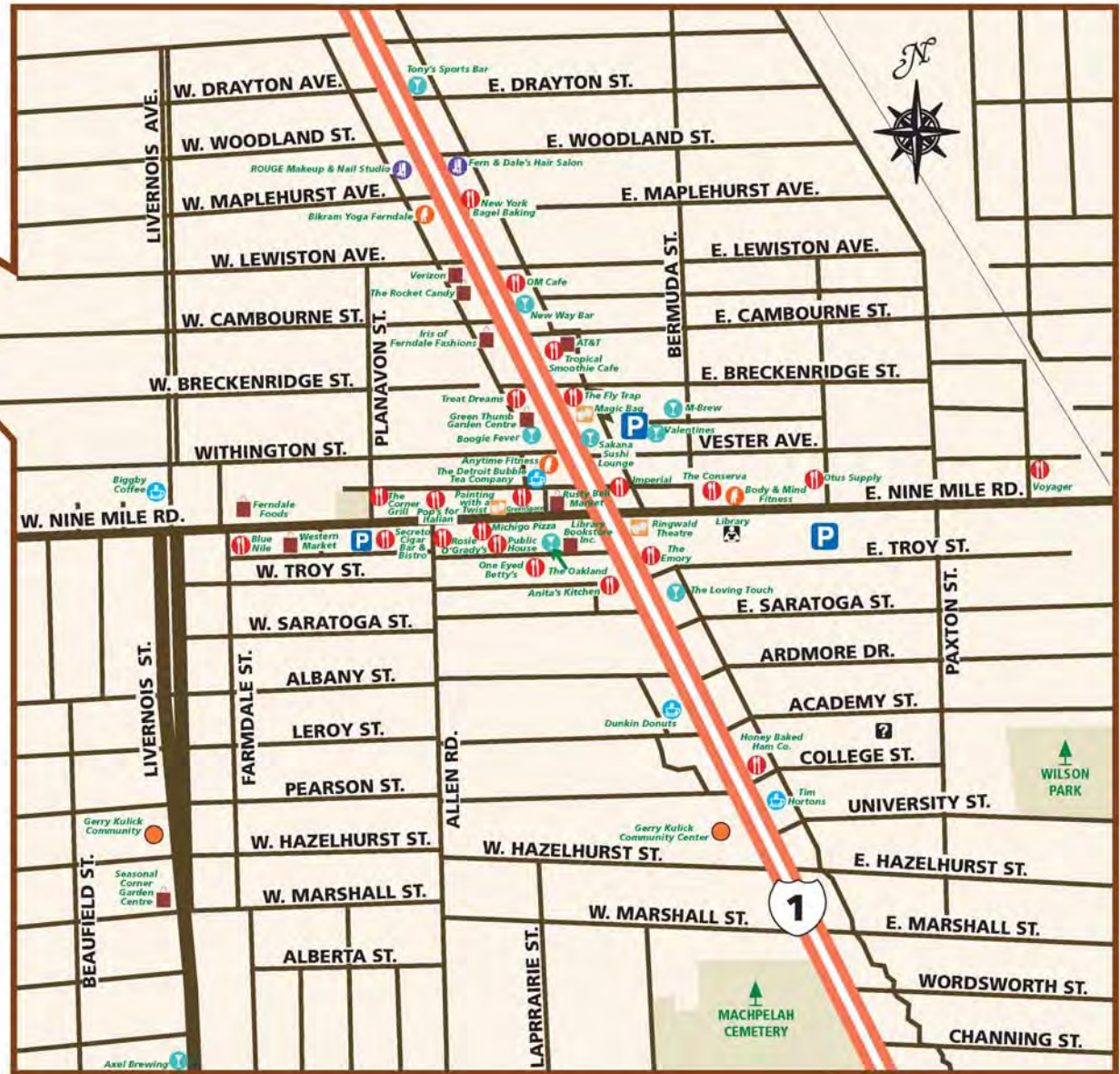
- DR Nelson & Associates energy seal process
- Tyvek® House Wrap
- High efficiency 95% gas furnace and all duct-work sealed for increased efficiency
- Energy Efficient to 2015 Energy Codes
- R-13 fiberglass insulation in exterior walls
- R-19 fiberglass insulation in the cantilever & bays
- R-38 fiberglass insulation in heated ceiling areas
- R-13 fiberglass insulation in party walls
- Maximum air flow through attic by continuous ridge and soffit vents

NUTS & BOLTS

- Pre-wiring for phone and cable outlets
- 100 AMP electrical service
- 50 Gallon hot water tank
- Smoke detectors & Carbon monoxide alarms
- Pex® water supply plumbing throughout
- Air conditioner
- Power humidifier
- Tongue and Groove subfloor glued and screwed

DESIGN STUDIO

- One-on-one appointment(s) with the professional team at Robertson Homes' state-of-the-art design studio to guide your personal finishes



Clothing
Iris of Ferndale Fashions

Clubs and Bars

- Axel Brewing
- Boogie Fever
- The Loving Touch
- M-Brew
- New Way Bar
- The Oakland
- Sakana Sushi Lounge
- Secreto Cigar Bar & Bistro
- Tony's Sports Bar
- Valentine's

Coffee & Tea Houses

- Biggy Coffee
- The Detroit Bubble Tea Company
- Dunkin' Donuts
- The Red Hook
- Tim Horton's

Entertainment

- Magic Bag
- Painting with a Twist

Fitness

- Anytime Fitness
- Bikram Yoga Ferndale
- Body and Mind Fitness
- The Fit Park
- Snap Fitness

Groceries and Specialty Foods

- Ferndale Foods
- Honey Baked Ham Company
- Western Market

Restaurants

- Anita's Kitchen
- Assiagi Bistro
- Blue Nile
- The Conserva
- The Corner Grill
- The Emory
- The Fly Trap
- GreenSpace Cafe
- Imperial
- Inyo Restaurant & Lounge
- Michigo Pizza
- New York Bagel Baking
- Om Cafe
- One Eyed Betty's Otus Restaurant
- Supply
- Pop's for Italian
- Public House
- Rosie O'Grady's
- Treat Dreams
- Tropical Smoothie Cafe
- Voyager

Salons & Spas

- Fern & Dale's Hair Salon
- LaVida Massage of Ferndale
- Rouge Makeup & Nail Studio

Ferndale Favorites

- Ferndale Area District Library
- Green Thumb Garden Centre
- Library Bookstore Inc.
- The Rocket Candy
- Rust Belt Market
- Seasonal Corner Garden Centre

FERNDALE

PARKDALE TOWNES

Community Plan



Sold Home Site



was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



PARKDALE TOWNES

Aspen Exterior Elevation



www.RobertsonHomes.com

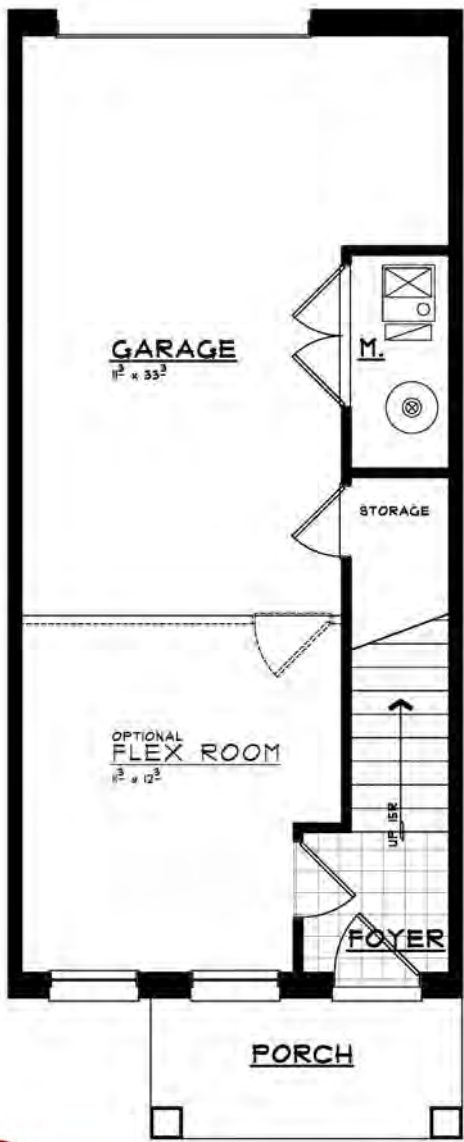
All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



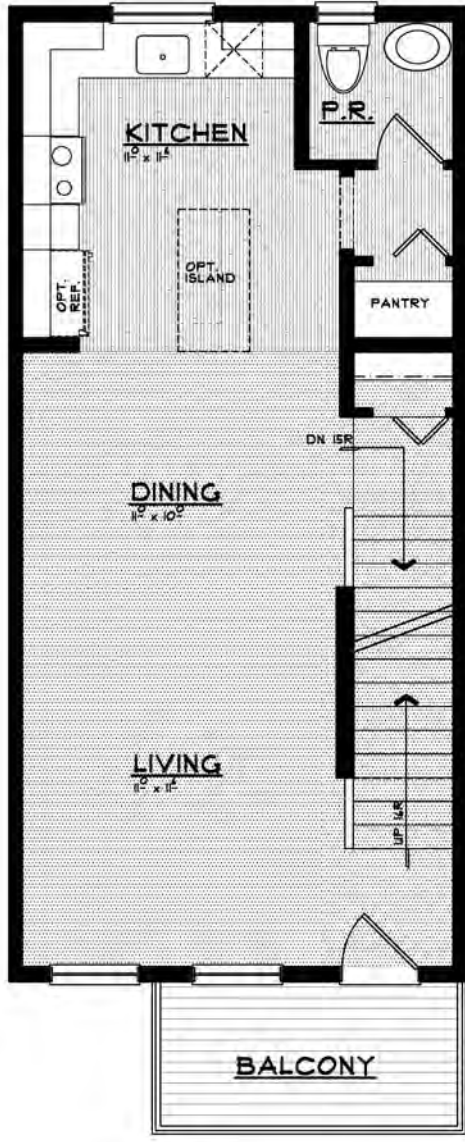
PARKDALE TOWNES

The Aspen 1,184 sqft.

Entry Level



Main Level



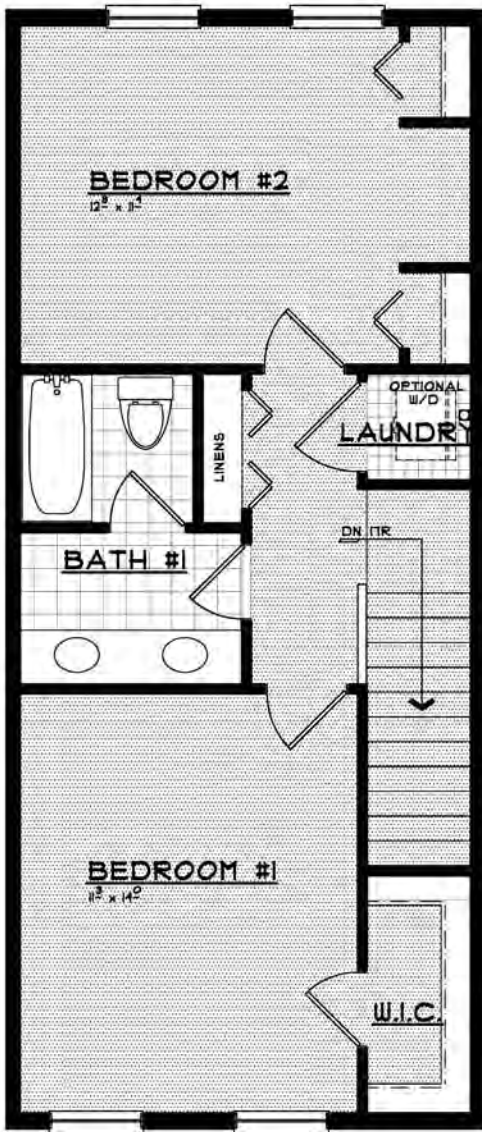
All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



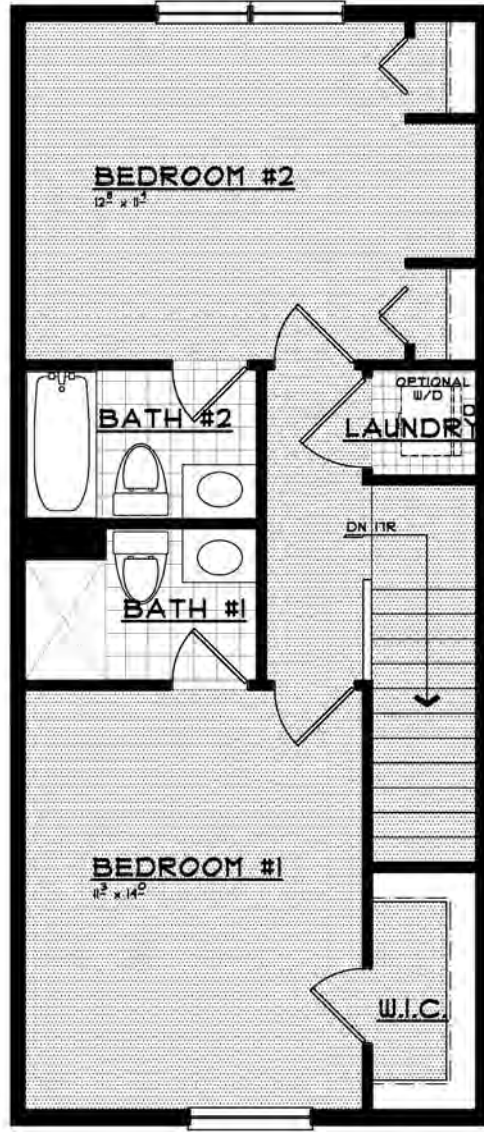
PARKDALE TOWNES

The Aspen *Bedroom Level*

Standard Layout



Optional Layout



All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



PARKDALE TOWNES

Cedar & Oak Exterior Elevation



RB

ROBERTSON
BROTHERS
HOMES

www.RobertsonHomes.com

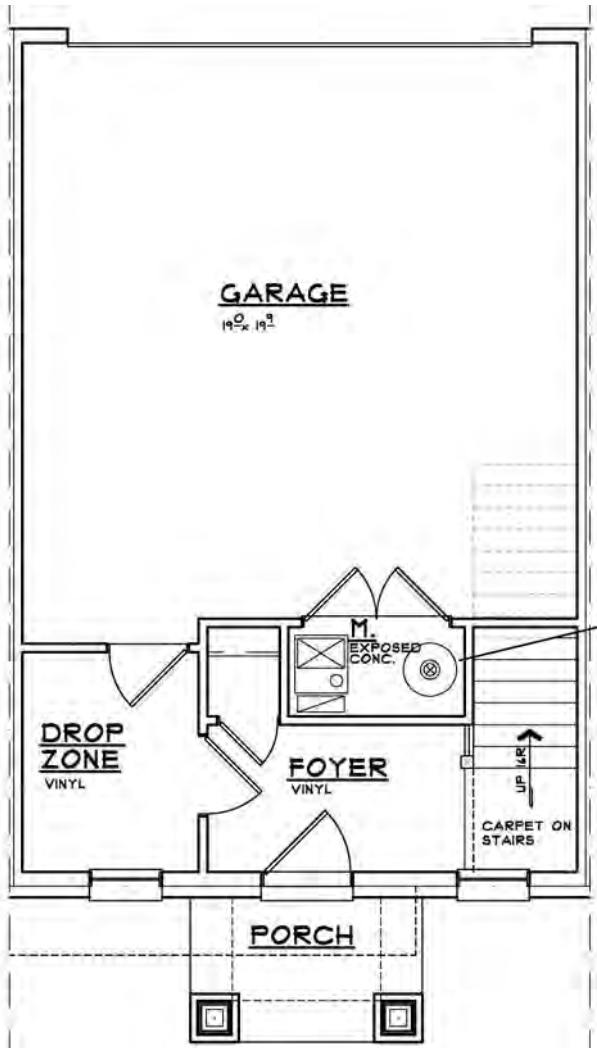
All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



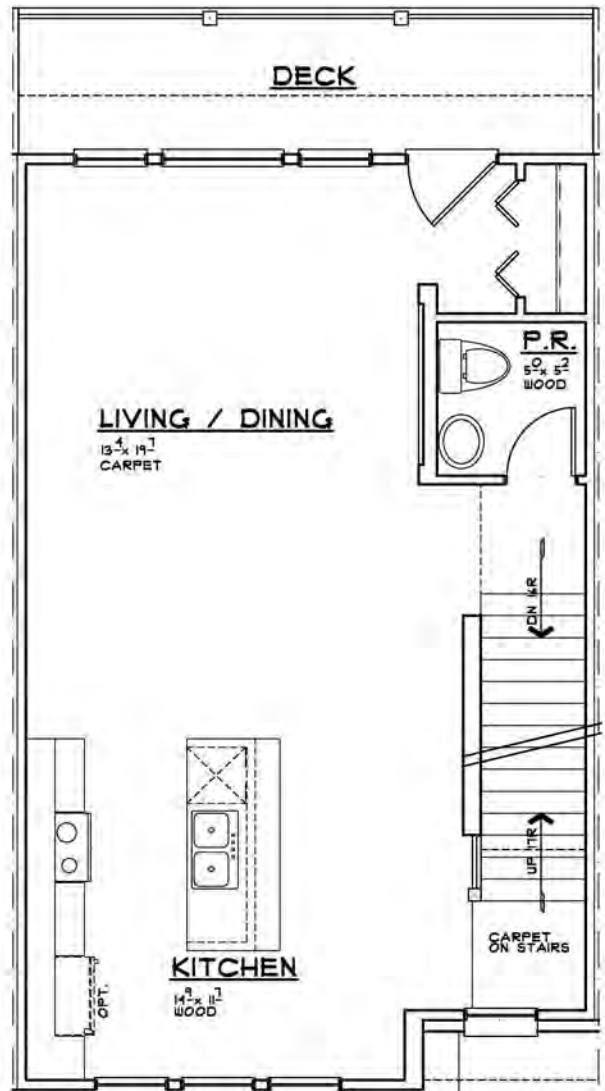
PARKDALE TOWNES

The Cedar 1,500 sqft.

Entry Level



Main Level

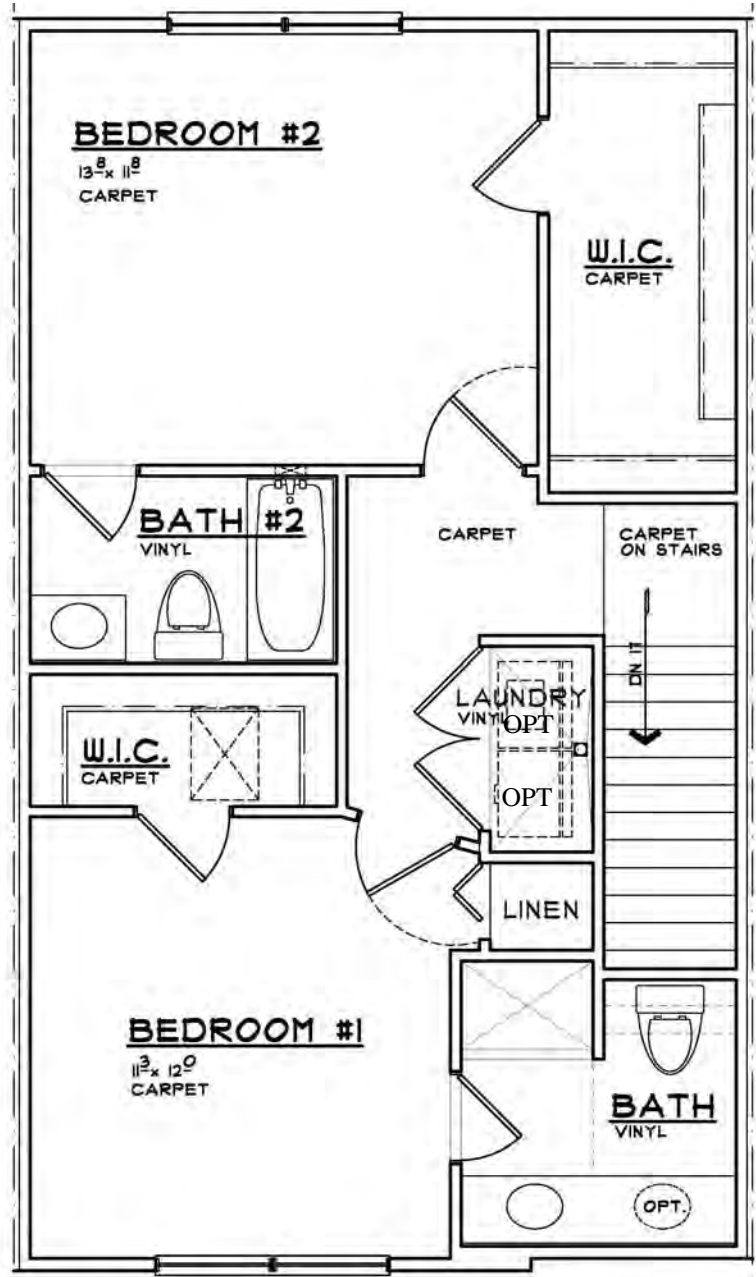


All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



PARKDALE TOWNES

The Cedar *Bedroom Level*



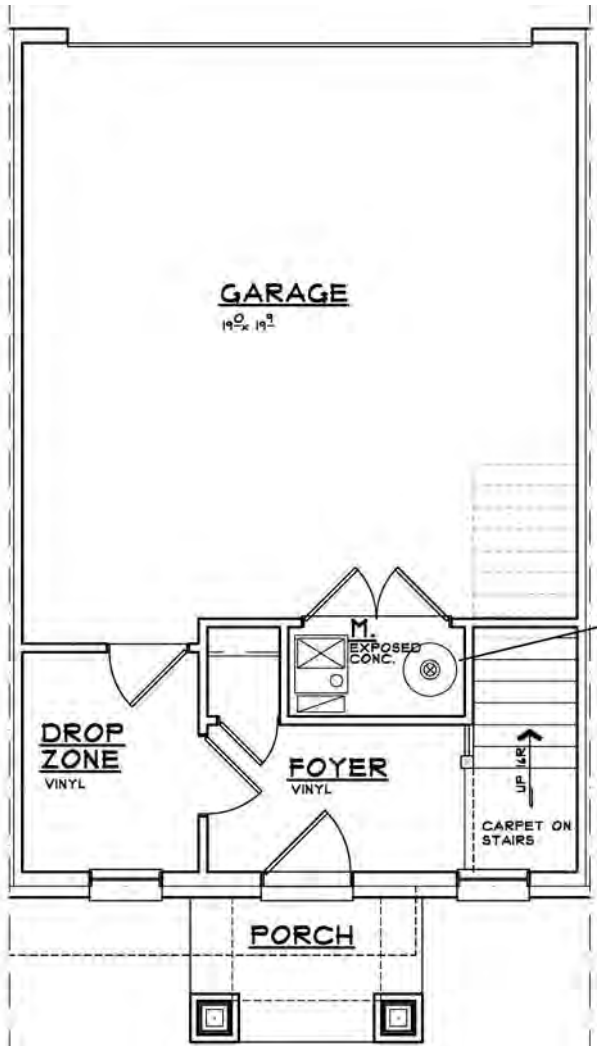
All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



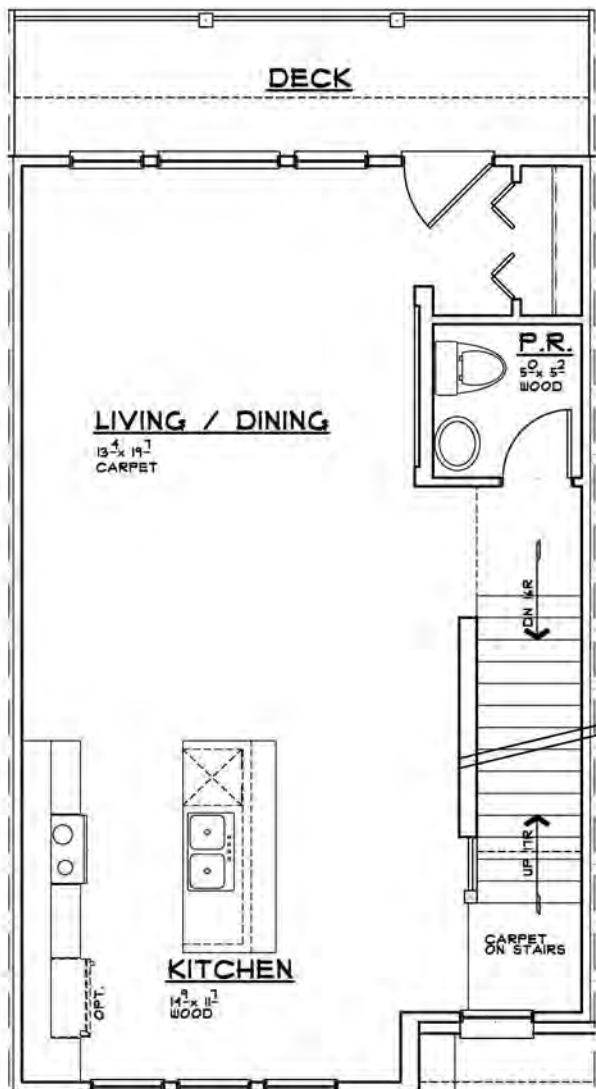
PARKDALE TOWNES

The Oak 1,500 sqft.

Entry Level



Main Level

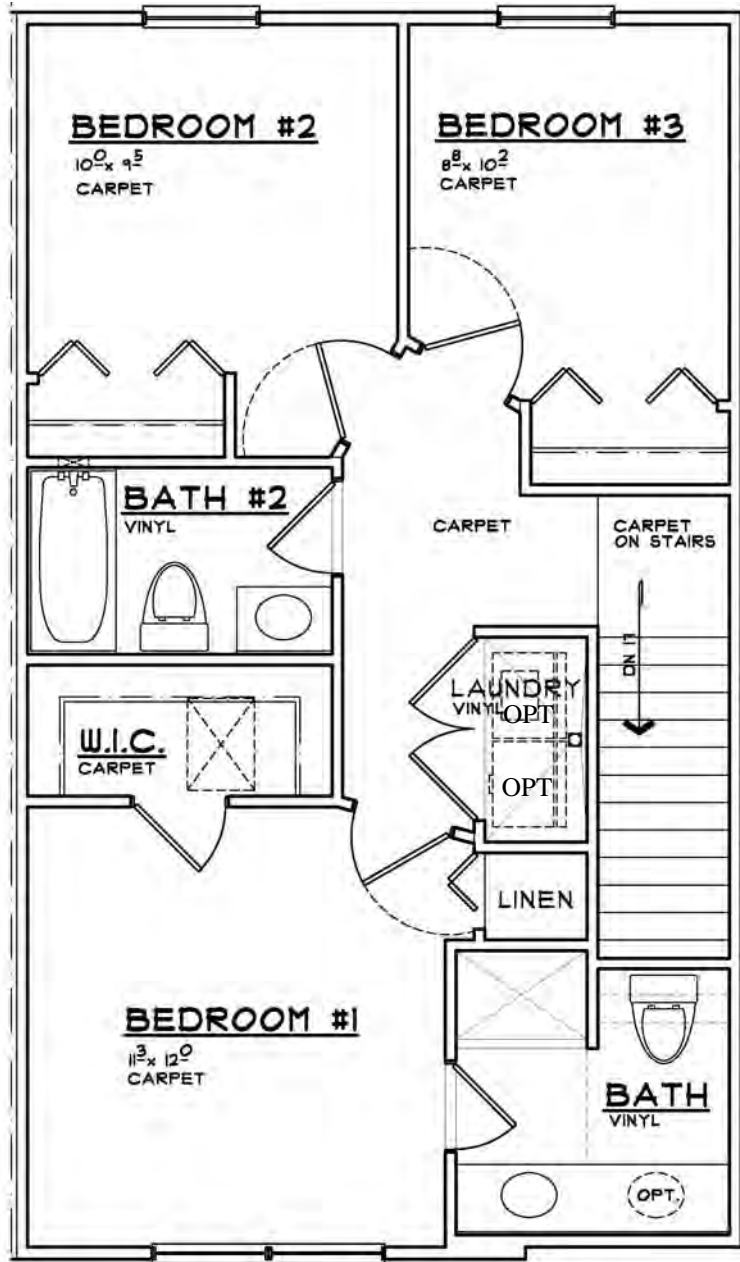


All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



PARKDALE TOWNES

The Oak Bedroom Level



All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.

