

**1800 BEST RANCH
EVER**

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 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 White Carrara 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, and all Bedrooms

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 Shelving	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 asphalt 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 Slnk	\$500	Option
Primary Bath Tile Shower & Glass Door Option	Tile Shower Surround & Glass Shower Door	\$10,000	Option
Luxury Vinyl Plank Option	LVP Flooring Throughout 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
Additional Asphalt	\$5 per sq ft		

1945 COLONIAL

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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.



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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
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
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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

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Plumbing	PECS Piping	INCLUDED	N/A
Electrical	Energy Efficient LED Flush Ceiling Lights /150 AMP service	INCLUDED	N/A

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