



GREATLAKE CONSTRUCTION

Included Features and Options Level 3- Traverse City

	Brand / Make / Model		Finish Choice
Kitchen			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Cabinets	Merillat Classic Marlin Partial Overlay with 42" Uppers and Crown Molding in Kitchen	INCLUDED	Yes
Island Cabinets	Merillat Classic Marlin Partial Overlay	INCLUDED	Yes
Countertops	Quartz Countertops	INCLUDED	Yes
Faucets	Peerless Single Handle Pull Down Kitchen Faucet	INCLUDED	Matte Black or Brushed Nickel
Kitchen Sink	Stainless Undermount Double Bowl Sink	INCLUDED	NA
Island Lights	Two Single Bulb Pendant Lights	INCLUDED	Matte Black or Brushed Nickel
Tile Backsplash	3x6 White Subway Tile- Silverado Grout- Grey	INCLUDED	NA
Garbage Disposal	1/2 hp Disposal	INCLUDED	NA
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 2.2 Cu. Ft. Capacity Countertop Microwave Oven Model#: JES2251SJ	INCLUDED	Stainless
Kitchen Hood	GE 30" Wall-Mount Pyramid Chimney Hood Model# JVV5301SJSS	INCLUDED	Stainless
Primary Bath			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Cabinets	Merillat Classic Marlin Partial Overlay	INCLUDED	Yes
Countertops	Quartz Countertops	INCLUDED	Yes
Faucet	Peerless 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	NA
Toilet	1.6gpf Elongated White	INCLUDED	NA
Shower- Tile Surround & Glass Door	12" x 24"Ceramic Tile with Framless Glass Shower Door	INCLUDED	Yes
Shower Faucet	Peerless Single Handle Tub & Shower Faucet	INCLUDED	Matte Black or Brushed Nickel
Additional Bath			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Cabinets	Merillat Classic Marlin Partial Overlay	INCLUDED	Yes
Countertops	Quartz Countertops	INCLUDED	Yes
Faucets	Peerless Sink Faucet	INCLUDED	Matte Black or Brushed Nickel
Lights	Two Bulb Light Fixture with Frosted Glass	INCLUDED	Matte Black or Brushed Nickel
Mirror	Clip-Mounted Mirror	INCLUDED	NA
Toilet	1.6gpf Elongated White	INCLUDED	NA
Shower	Shower Insert	INCLUDED	NA
Shower Faucet	Peerless Single Handle Tub & Shower Faucet	INCLUDED	Matte Black or Brushed Nickel
Half Bath- (If Applicable)			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Pedestal Sink/ Vanity	White Round Bowl	INCLUDED	NA
Lights	Two Bulb Light Fixture with Frosted Glass	INCLUDED	Matte Black or Brushed Nickel
Faucets	Peerless Single Handle Faucet	INCLUDED	Matte Black or Brushed Nickel
Mirror	Mirror Clip Mounted to Wall	INCLUDED	NA
Toilet	1.6gpf Elongated White	INCLUDED	NA
Family Room			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
All Bedrooms / Office			
Flooring	Mohawk Lakewood Drive II Carpet with Premium Pad	INCLUDED	Yes
Laundry			
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	INCLUDED	Yes
Cabinets	Merillat Classic Marlin Partial Overlay	INCLUDED	Yes
Garage			
Garage Doors	Non-Insulated Garage Door - One 2 car and One 1 Car Door	INCLUDED	White
Garage Door Opener	1/2- HP Chain Driven- Two Transmitters, Keypad	INCLUDED	NA
Garage Finish	Rough Finished Common Wall	INCLUDED	NA
3 Car Front Entry Garage	3 Car Front Entry Garage	INCLUDED	NA

Interior Finishes

Front Door & Interior Door Knobs	Kwikset Hancock: Includes Deadbolt Lock	INCLUDED	Matte Black or Brushed Nickel
Hinges	To Match Door Hardware Finish	INCLUDED	Matte Black or Brushed Nickel
Trim	MDF 1x Material White	INCLUDED	NA
Ceiling Drywall	Textured Ceilings	INCLUDED	NA
Paint Walls	Sherwin Williams Eggshell Finish	INCLUDED	Yes
Paint Trim	Sherwin Williams Satin Finish - Bright White (SW7007)	INCLUDED	NA
Closet Shelving	Wire Shelving	INCLUDED	White

Mechanical Features

Furnace	96% High Efficiency Lennox Merit Forced Air Furnace	INCLUDED	NA
Water Heater	Bradford-White 40 Gallon Gas Power Vent Water Heater	INCLUDED	NA
Air Conditioner	High Efficiency 16 SEER Lennox Merrit Air Conditioner	INCLUDED	NA
Plumbing	PECS Piping	INCLUDED	NA
Electrical	Energy Efficient LED Recessed Ceiling Lights /150 AMP service	INCLUDED	NA

Structural Features

Framing Material	2x6 Studs Crafted on Site "Stick Built"	INCLUDED	NA
9' Ceilings	9' Ceilings on Main and Basement	INCLUDED	NA
Floor Trusses	Engineered I Joists	INCLUDED	NA
Roof Trusses	Pre Built Engineered Trusses	INCLUDED	NA
Roof Shingle	Certainteed 25 Year Asphalt Shingle	INCLUDED	Yes
Insulation	R-38 Ceiling / R-21 Walls	INCLUDED	NA
Exterior Trim	Azek Trim	INCLUDED	Yes
Windows	Anderson 100 Series Windows	INCLUDED	White or Black
Siding	LP Smartside 440 Siding	INCLUDED	Yes
Masonry	ProVia Stone	INCLUDED	Yes
Exterior Doors	Therma Tru Steel Door	INCLUDED	Yes
Exterior Lights	4 Sconce Lights	INCLUDED	Yes
Gutters	Seamless Aluminum Custom Built on Site	INCLUDED	Yes

Site Work

Driveway	30 ft of concrete or 50 ft of asphalt per neighborhood or lot	INCLUDED	NA
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Options & Upgrades

		Price	
Luxury Vinyl Plank Floor Option	LVP Flooring Throughout the Home	\$6,500	Option
Hardwood & Tile Floor Option	Engineered Hardwood Flooring in Main Living Areas and Tile Flooring in the Bathrooms	\$30,000	Option
Single Bowl Kitchen Sink Option	Undermount Single Bowl Stainless Steel Kitchen Sink	\$500	NA
Single Bowl Porcelain Farmhouse Sink	Undermount Single Bowl White Porcelain Farmhouse Sink	\$1,500	Option
Electric Fireplace	Electric Fireplace, Shiplap Accent Wall, Stained Floating Mantle	\$9,500	NA
Gas Fireplace	Gas Fireplace with Mantle Shelf	\$15,000	NA
Gas Stove Option	Gas Line & Gas Stove	\$500	NA
Washer & Dryer: Electric	GE Front Load Washer & Dryer: Electric	\$2,200	White
Washer & Dryer: Gas	GE Front Load Washer & Dryer: Gas	\$2,700	White
Gas Line	Additional Gas Line	\$600	NA
Tankless Water Heater	Navian Tankless Water Heater	\$3,000	NA
Smooth Ceiling Drywall	Smooth Finish Drywall on all Ceilings	\$9,000	NA
Garage Door Option	Insulated Door with Color Selection	\$3,000	Option
Finished Garage Option	Drywall (Rough Finish), Insulate Garage, Insulated Garage Door	\$16,000	NA
Sunroom	Additional 146 sq ft per plan / LVP Flooring	\$60,000	NA
Daylight Basement with Deck & Stairs	Per Plans with Unfinished Basement	\$25,000	NA
Walkout Basement with Deck & Stairs to Concrete Patio	Per Plans with Unfinished Basement	\$45,000	NA
	3 Car Side Entry With Driveway	\$25,000	NA