

# 1800 BEST RANCH EVER

A HOME BUILT WITH  
QUALITY, COMFORT AND STYLE



## 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](http://www.greatlakeconstruction.com)  
Sales: Breanna — 616-303-3556

## 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.



# GREATLAKE CONSTRUCTION

## Included Features and Options

### Level 2- Traverse City

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

**Interior Finishes**

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

**Mechanical Features**

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

**Structural Features**

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

**Site Work**

Driveway	30 ft of concrete or 50 ft of asphalt per neighborhood or lot	<b>INCLUDED</b>	N/A
Lead Walk	Concrete	<b>INCLUDED</b>	N/A

**Options & Upgrades**

		<b>Price</b>	
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	<b>\$12,000</b>	Option
Single Bowl Kitchen Sink Option	Drop-In Single Bowl Stainless Steel Kitchen Slnk	<b>\$500</b>	Option
Primary Bath Tile Shower & Glass Door Option	Tile Shower Surround & Glass Shower Door	<b>\$10,000</b>	Option
Luxury Vinyl Plank Option	LVP Flooring Throughout the Home	<b>\$6,500</b>	Option
Washer & Dryer: Electric	GE Front Load Washer & Dryer: Electric	<b>\$2,200</b>	Option
Washer & Dryer: Gas	GE Front Load Washer & Dryer: Gas	<b>\$2,700</b>	Option
Gas Stove Option	Gas Line & Gas Stove	<b>\$750</b>	Option
Gas Line	Additional Gas Line	<b>\$600</b>	Option
PRESTIGE® Siding & Color Option	PRESTIGE® 044 Siding & Color Package	<b>\$4,000</b>	Option
Finished Garage Option	Drywall (Rough Finish), Insulate Garage, Insulated Garage Door	<b>\$12,000</b>	Option
Daylight Basement with Deck & Stairs	Per Plans with Unfinished Basement	<b>\$25,000</b>	Option
Walkout Basement with Deck & Stairs to Concrete Patio	Per Plans with Unfinished Basement	<b>\$45,000</b>	Option
Additional Asphalt	\$5 per sq ft		