GREATLAKE CONSTRUCTION

PETOSKEY

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

GOURMET KITCHEN OPTION

Showcases a stunning stainless steel range hood, adding warmth and character to the space. Other features include custom floating shelves. The floating shelves are crafted from beautifully stained maple.

CABINETS

Front cabinets are 24" deep and on the back side of the island, 12" deep cabinets replace the traditional half-wall, providing additional storage while supporting a larger countertop for expanded workspace.

COUNTERTOPS

Daltile Carrara 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: Wall-to-wall carpeting installed in all bedrooms,—offering warmth, comfort, and a cohesive flow throughout the home's most lived-in spaces.

LVP : Cali Vinyl Select Plank Flooring is featured in the Dining Room, Entryway, and Hall

GE STAINLESS STEEL

Range, Fridge, Dishwasher, Microwave, Hood Vent

This premium appliance package features sleek, modern stainless steel finishes for a timeless, high-end look in your kitchen. Included are a stainless steel range, refrigerator, dishwasher, and microwave, complemented by a matching stainless steel hood vent.

Great Lake Construction

Building exceptional homes across Northern Michigan.

www.greatlakeconstruction.com
Sales: Breanna — 616-303-3556

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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# JVW5301SJSS	**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
Pedistal 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 Shevling	**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
Options & Upgrades		**Price**	
Luxury Vinyl Plank Floor Option	LVP Flooring Througout 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 Porcelin Farmhouse Sink	Udermount 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