



# GREATLAKE CONSTRUCTION

## Included Features and Options

### Plan: Charlevoix

	Brand / Make / Model	Finish Choice
<b>Kitchen</b>		
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	Yes
Cabinets	Merillat Classic Marlin Cotton Painted Door and 42" Upper Cabinets in Kitchen with Crown Molding	Cotton
Counter Tops	Daltile Carrara Quartz	Yes
Faucets	Single Handle Pull Down Kitchen Faucet	Yes
Kitchen Sink	Stainless Undermont Sink	N/A
Island Lights	Single Pendant Light with Frosted Glass	Matte Black or Brushed Nickel
Tile Backsplash	3x6 White Subway Tile- Silverado Grout- Grey	N/A
Garbage Disposal	1/2 hp Disposal	N/A
<b>Appliances</b>		
Range	GE Electric Slide in Range Stainless Steel Model# GRS600AVFS	N/A
Fridge	GE 28 Cu.Ft. Stainless Steel Model# GFE28GYNFS	N/A
Dishwasher	GE Stainless Steel Dishwasher w/3rd Tray Model#GDT650SYVFS	N/A
Microwave	GE 2.2 Cu. Ft. Capacity Countertop Microwave Oven Model#: JES2251SJ	N/A
Exterior Vent Hood	Stainless Exterior Vent Hood Over Range	N/A
<b>Primary Bath- Main</b>		
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	Yes
Cabinets	Merillat Classic Marlin Cotton Painted Door	Cotton
Counter Top	Daltile Carrara Quartz	Yes
Faucet	Single Handle Faucet	Matte Black or Brushed Nickel
Lights	Three Bulb Light Fixture with Frosted Glass	Yes
Mirror	Clip Mounted Mirror	N/A
Toilet	1.6gpf Elongated White	N/A
Tile Surround Shower & Glass Door	12" x 24"Ceramic Tile with Glass Shower Door	Yes
Shower Faucet	Single Handle Tub & Shower Faucet	Matte Black or Brushed Nickel
<b>Second Bath- Main</b>		
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	Yes
Cabinets	Merillat Classic Marlin Cotton Painted Doors	Cotton
Counter Tops	Daltile Carrara Quartz	Yes
Faucets	Single Handle Faucet	Matte Black or Brushed Nickel
Lights	Two Bulb Light Fixture with Frosted Glass	Yes
Mirror	Clip-Mounted Mirror	N/A
Toilet	1.6gpf Elongated White	N/A
Shower Faucet	Single Handle Tub & Shower Faucet	Matte Black or Brushed Nickel
<b>Half Bath- Upper</b>		
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	Yes

Pedistal Sink	White Round Bowl	N/A
Countertops	Daltile Carrara Quartz	Yes
Lights	Two Bulb Light Fixture with Frosted Glass	Matte Black or Brushed Nickel
Faucets	Single Handle Faucet	Matte Black or Brushed Nickel
Mirror	Mirror Clip Mounted to Wall	N/A
Toilet	1.6gpf Elongated White	N/A
<b>Family Room</b>		
Flooring	Mohawk Lakewood Drive II Carpet with Premium Pad	Yes
<b>All Bedrooms / Office</b>		
Flooring	Mohawk Lakewood Drive II Carpet with Premium Pad	Yes
Door	Single French Door Frosted Glass	N/A
<b>Laundry</b>		
Flooring	Luxury Vinyl Plank - Cali Select Vinyl Flooring, 20 mil.	Yes
<b>Garage</b>		
Garage Doors	Non-Insulated Garage Door - One 2 car and One 1 Car Door	White
Garage Door Opener	1/2- HP Chain Driven- Two Transmitters, Keypad	N/A
Garage Finish	Rough Finished Common Wall	N/A
<b>Interior Finishes</b>		
Doorknobs	Kwikset Hancock	Matte Black or Brushed Nickel
Hinges	To Match Door Hardware Finish	Matte Black or Brushed Nickel
Front Door knob	Kwikset Hancock to Include Deadbolt	Yes
Trim	MDF Primed 1x Material White	N/A
Paint Walls	Sherwin Williams Flat Finish - On The Rocks (SW7671)	N/A
Paint Trim	Sherwin Williams Satin Finish - Bright White (SW7007)	N/A
Closet Shelving	Wire Shevling	White
<b>Mechanical Features</b>		
Furnace	95% High Efficiency Forced Air Furnace	N/A
Water Heater	Electric Water Heater	N/A
Air Conditioner	High Efficiency Air Conditioner	N/A
Plumbing	PECS Piping	N/A
Electrical	Energy Efficient LED Flush Ceiling Lights /150 AMP service	N/A
<b>Structural Features</b>		
Framing Material	2x6 Studs Crafted on Site "Stick Built"	N/A
Floor Trusses	Engineered I Joists	N/A
Roof Trusses	Pre Built Engineered Trusses	N/A
Roof Shingle	<a href="#">Certainteed 25 Year Asphalt Shingle</a>	Yes
Insulation	R-38 Ceiling / R-21 Walls	N/A
Exterior Trim	<a href="#">LP Smartside 440 Textured Trim</a>	Yes
Windows	<a href="#">Anderson 100 Series Windows</a>	White or Black
Siding	<a href="#">LP Smartside 440 Siding</a>	Yes
Masonry	<a href="#">ProVia Stone</a>	Yes
Exterior Doors	Therma Tru Steel Door	Yes
Exterior Lights	4 Sconce Lights	Yes
Gutters	Seamless Aluminum Custom Built on Site	Yes
<b>Site Work</b>		
Driveway	Concrete	N/A
<b>Options</b>		<b>PRICE</b>
Luxury Vinyl Plank in the Family Room &	LVP Flooring Instead of Carpet in the Family Room	<b>\$3,500</b>

Electric Fireplace	Electric Fireplace, Shiplap Accent Wall, Stained Floating Mantle	<b>\$7,500</b>
Gas Fireplace	Gas Fireplace with Custom Mantle	<b>\$14,000</b>
Gas Stove Option	Gas Line & Gas Stove	<b>\$500</b>
Washer/Dryer	GE Front Load Washer/Dryer	<b>\$2,200</b>
Gas Dryer Option	Gas Line & Gas Dryer	<b>\$500</b>
Exposed Beams	Exposed Beams in Living Room	<b>\$6,000</b>
Sunroom	Additional 146 sq ft per plan / LVP Flooring	<b>\$60,000</b>
Hardwood Floor Option	Hardwood through the Home	<b>\$7,500</b>
Garage Door Option	Insulated Door with Color Selection	<b>\$3,000</b>
Finished Garage Option	Drywall (Rough Finish), Insulate Garage, Insulated Garage Door	<b>\$11,000</b>
Rear Concrete Patio	Concrete Patio 10X10	<b>\$2,000</b>
Daylight Basement with Deck & Stairs	Per Plans with Unfinished Basement	<b>\$25,000</b>
Walkout Basement with Deck & Stairs to Concrete Patio	Per Plans with Unfinished Basement	<b>\$45,000</b>