

EXCEPTIONAL!
STANDARD



FEATURES

ABOUT THE COTTAGES AT MILL RIVER

- Single-family homes offer a variety of floor plans with custom features
- Premium sites back up to wooded areas
- Lush landscaping throughout community
- Resort-style clubhouse with swimming pool & fitness center
- Sports court & tennis court
- Excellent South Lyon schools
- Near Kensington Metropark, shops, services & I-96

INTERIOR FEATURES

- 9' Ceiling on all first floors
- Brand name wall-to-wall carpet with 4 lb. rebound pad
- Armstrong no-wax floors in kitchen, nook, half bath & laundry
- Choice of standard interior paint selections
- Painted 6 panel masonite door
- O.G. style casing & baseboards
- Interior lighting package
- Screwed, nailed & glued drywall
- 3/4" Sub flooring – nailed, screwed & glued
- Tuff & dry waterproofing on basement walls with 10-year manufacturer warranty
- Dryer vent
- Free standing laundry tub

GOURMET KITCHEN

- Custom oak or laminate cabinetry
- Brand name dishwasher
- Garbage disposal
- Ductless hood fan
- Full Formica tops
- Double compartment kitchen sink

ELEGANT MAIN & HALF BATHS

- Ceramic tile in master & main bath (per plan)
- Full tiled showers
- Brand name faucets
- Full Formica tops
- Full mirrors over all vanities
- White plumbing fixtures
- Anti-scald shower control
- Exhaust fans in all bathrooms

LUXURIOUS MASTER SUITES

- 6' Garden tub in master bath (Colonial plan)
- Chrome glass shower door in master bath
- Large master suites with walk-in closets

EXTERIOR FEATURES

- Low maintenance exterior
- Maintenance free windows with screens
- 4 Sides with full brick design
- Wood trim & overhangs
- Seamless aluminum gutters & downspouts
- Outside hose bibs
- Outside electrical GFI plugs

- Concrete driveways
- 3' Concrete walk to front entrance
- Outside coach lights
- Exterior light package
- Underground utilities
- Municipal well & sewer
- 1/2" "Tuff R" foam sheeting
- Various exterior packages
- Certified finish graded lots
- Self-sealing roof shingles – 25-year warranty

TWO CAR GARAGES

- Garage bumper pads (where indicated)
- Steel embossed sectional roll-up door
- Fully drywalled & slick taped
- Prep for garage door opener

ENERGY FEATURES AND MECHANICAL SYSTEMS

- 80% Lennox efficiency furnace with auto pilot & outside air induction on furnace
- Copper water lines
- 40 Gallon hot water heater
- Wall insulation: R-13
- Ceilings insulation: R-30
- House wrap
- Automatic sump pump
- Smoke alarms on each floor, bedrooms & baths
- Air prepped furnace
- Gas or 220 line to dryer
- Gas or 220 line to range
- 100 Amp service panel



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