

EXCEPTIONAL!
~~STANDARD~~



FEATURES

ABOUT TRAILSIDE AT MILL RIVER

- Spacious single-family homes with brick exteriors
- Luxury sites overlook wooded areas, lakes and Huron Valley Trail
- Direct access to Huron Valley Trail
- 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

ELEVATIONS

- Three foot brick belt line all four sides
- No maintenance vinyl siding with wood trim
- 25 Year shingles
- Continuous ridge vents
- Aluminum gutters and downspouts

CHARMING EXTERIORS

- Two-car front entry garage
- Garage drywalled and fire taped
- Garage door opener prep
- Steel sectional roll-up garage door
- Concrete driveway and radius walk to porch
- Two exterior hosebibs
- Two exterior electrical outlets

- Glass block basement window
- Six-panel steel entry doors with weatherstripping
- Front door deadbolt

ENERGY EFFICIENCY

- R-13 Wall insulation
- R-30 Ceiling insulation
- Two stage Nelson Energy Seal system
- Insulating housewrap
- Thermo-insulated vinyl windows and doorwall
- Screens on all windows and doorwall
- Muntin bars in front elevation windows
- 80% Efficiency gas furnace

CUSTOM KITCHEN FEATURES

- Merillat oak or maple faced cabinets with color choice
- General Electric range, hood fan and dishwasher
- Stainless steel double bowl kitchen sink
- Single handle chrome faucet
- Garbage disposal
- Pre-finished oak hardwood flooring in kitchen and nook

LAUNDRY ROOM AND SERVICE HALL

- Low maintenance vinyl flooring
- Gas line for the dryer
- First floor laundry with rear washer drain box

BATHS

- 12 x 12 Ceramic tile flooring
- 6 x 6 Ceramic tub deck and shower surrounds
- Two sinks in master bath (per plan)
- Vanity in the powder room
- Choice of white or bone plumbing fixtures
- Chrome single lever faucets
- Steel sinks in all baths
- Tub with separate shower in master bath (per plan)

ELEGANT INTERIORS

- Pre-finished oak hardwood flooring in foyer
- Stain resistant carpet with 4 lb. padding
- Designer lighting package
- Wood burning fireplace with marble facing (per plan)
- Three telecom outlets
- Two dual media outlets
- Prep for alarm system
- Painted classic trim package
- Painted six-panel doors
- Choice of brass or chrome interior doorknobs
- Wood shelving with hanging rods in closets
- 150 Amp electrical service
- 50 Gallon water heater
- Copper plumbing with PVC drains
- Full basement with 7' 10" poured basement wall
- Ceiling lights in all bedrooms

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