

# **Golden Homes, Inc.**

## **Villa Palmetto Subdivision**

Lot # 1 – 2,949sf “AMELIA 2” Split Level  
56645 Rose Garden Lane, Macomb Twp., MI

Sales Office (586) 566-8990

### **Community**

- **Utica Schools**
- City Water & Sewer
- Concrete driveways & walks
- All underground utilities

### **Interior**

- 9-foot ceilings 1<sup>st</sup> floor
- Ceramic tile floor: Laundry and hallway
- Den: French Doors, Wainscot, Crown Molding, Wood Floor
- Woodfloors: Kitchen, Hallways, Foyer,
- Carpeting
- Direct vent pre-fab fireplace
- Custom mantle with stone decor around fireplace
- Custom Trim Package
- Two story foyer and great room
- ¾” OSB floor sheathing, glued & nailed
- Choice interior paint color (2)
- Painted woodwork
- Custom Masonite doors
- Custom railing (wrought iron spindles)
- 7’10” basement walls
- Laundry room cabinets with drop in tub

### **Kitchen**

- Custom LaFata cabinets
- Under mounted kitchen sink with disposal
- Single lever faucet
- Vented out hood fan
- Pantry with glass door
- Granite countertops
- Larger Custom Island
- Extended Nook with Windows

### **Bathrooms**

- 3 Full Baths, 2 Half Baths
- Finished half bath in basement
- Ceramic Tile
- Exhaust fans in all baths
- Granite countertops
- Mirrors
- Master Bathroom: Custom double vanity and linen, Large Shower with bench

### **Exterior**

- Custom exterior Front Elevation
- Split-faced custom stone
- 2”x6” exterior walls

- Exterior wall sheathing 7/16” (OSB)
- Brick all four sides – 1<sup>st</sup> Floor
- Keystones and Address stone
- Glass block basement windows
- Vinyl windows Low E glass (JELD-WEN)
- 8 ft. custom front door with 2 sidelights
- Aluminum gutters & downspouts
- Coach lights: front, rear door walls and garage
- Dimensional shingles
- Exterior basement walls (Delta Wrap)
- 12” Overhang
- Roof & Soffit Vents
- 2 GFI electrical outlets
- 2 exterior hose bibs
- **9 Ft Door Wall**
- **Covered Patio**

### **3 Car Oversized Garage**

- 8 ft. high custom garage doors
- Service door with cement walk
- Drywall and taped
- Prep for garage door openers

### **Energy Saving**

- 95% Plus Hi-Efficiency Furnace
- 50-gallon direct vent efficiency hot water tank
- R-38 Ceiling insulation
- R-21 Wall insulation
- R-13 Basement walls insulation
- Drywall basement walls

### **Electrical Mechanical**

- 200-amp circuit breaker panel
- Gas lines to dryer and stove
- GFI protected outlets
- Installation of customer supplied fixtures
- Wired smoke detectors
- Sump pump in basement
- Recess Lights
- Great room ceiling fan prep
- Air Conditioning