

# *Masa Building*

## *Villagio Subdivision*

Lot # 114 – 3,054sf “AMELIA 2” Split Level  
56552 Via Serbelloni, 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
- Painted woodwork
- Custom Masonite doors
- Custom railing (wrought iron spindles)
- 8’10” basement walls
- Laundry room cabinets with drop in tub
- 8’ tall interior doors – 1<sup>st</sup> Floor

### 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 Side-Entry Garage

- 8 ft. high 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
- Soffit Lights
- Great room ceiling fan prep
- Air Conditioning
- Sprinkler, Sod, Appliances