

# **Stonecraft Investments, LLC**

*Proudly Presents*

## **Clearstone Subdivision**

*Lot # 136 – 1,924sf “CHAMP” Ranch  
18453 Aqua Dr., Macomb Township, MI*

*Sales Office (586) 566-8990*

### **Community**

- Macomb Township
- City Water & Sewer
- Concrete driveways & walks
- All underground utilities

### **Interior**

- 9-foot ceilings
- Ceramic Tile: Foyer, Kitchen, Laundry, Hallway
- Direct vent prefab fireplace
- Ceramic tile accent around fireplace
- Custom O.G. style trim
- Crown molding Great Room & Foyer
- Wood arch great room
- Double step ceilings Great Room
- Step-up ceiling Kitchen & Master Bedroom
- ¾” OSB floor sheeting, glued & screwed
- Choice interior paint color
- Painted woodwork throughout
- Painted Masonite doors
- 7’-10” basement walls
- Finished half bath in basement
- Double vanity master bathroom
- Cathedral ceiling front bedroom
- Laundry cabinet with drop in tub
- Bench Area
- Carpeting

### **Kitchen**

- LaFata Custom cabinets (Maple)
- Under mounted kitchen sink with disposal
- Single lever faucet
- Island
- Pantry
- Vented hood/microwave prep
- Dishwasher prep
- Granite kitchen countertop and island

### **Bathrooms**

- 3 Baths
- Ceramic Tile
- Exhaust fans in all baths
- Granite countertops
- Mirrors

### **Exterior**

- Custom Front Elevation
- Brick all four sides
- Keystones and Address stone
- Glass block basement windows
- Vinyl windows Low E glass (JELD-WEN)
- Steel insulated front door with 2 sidelights
- Aluminum gutters & downspouts
- Coach lights: front door, door wall and garage
- Dimensional shingles
- Exterior basement walls wrap (Delta Wrap)
- 2 GFI electrical outlets
- 2 exterior hose bibs
- Nook Bay – door wall

### **Oversized Garage**

- Embossed steel sectional garage doors
- Service door with cement walk
- Dry walled & taped
- Prep for garage door opener

### **Energy Saving**

- (1) - 95% Plus Hi-Efficiency Furnace
- 50-gallon direct vent efficiency hot water tank
- R-38 Ceiling insulation
- R-13 Wall insulation
- Drywall basement walls and insulation
- Roof & Soffit vents

### **Electrical / Mechanical**

- 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
- 150-Amp Panel