

Golden Homes, Inc.
Proudly Presents
Villa Palmetto Subdivision

*Lot # 24 – Approx. 2,230sf “EMERALD 2” Split Ranch {3-CAR GARAGE}
17313 Chianti Drive, Macomb Township, MI*

Sales Office (586) 566-8990

Community

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

Interior

- 9-foot ceilings
- Hardwood Floor –kitchen, great room, foyer, hallway, den
- Den - crown molding, wainscot, french doors
- Direct vent prefab fireplace
- Stone to ceiling with custom wood mantle above fireplace
- Custom trim door wall and front door
- Crown molding in great room and foyer
- Wood arch in great room and kitchen
- Wood beams in kitchen/nook and great room
- Bench area
- Custom Railing (wrought iron spindles)
- Laundry cabinet w/ drop in tub
- Step-up ceiling kitchen and nook
- Step-up ceiling great room
- Step-up ceiling master bedroom
- ¾” OSB floor sheeting, glued & screwed
- Choice interior paint color (2)
- Painted woodwork throughout
- Flush birch or 6 panel Masonite doors
- 7’-10” basement walls
- Ceramic Tile: laundry, hallway off garage
- Carpeting

Kitchen

- Custom LaFata cabinets
- Under mounted kitchen sink with disposal
- Single lever faucet
- Vented microwave prep
- Dishwasher prep
- Lazy Susan
- Granite kitchen countertop
- Return island with overhang
- **Extended Nook**

Bathrooms

- 2 Full Baths, 2 Half Baths
- Ceramic Tile
- Exhaust fans in all baths

- Double vanity in master bathroom
- Granite countertops
- Mirrors
- Finished half bathroom in basement

Exterior

- Custom Front Elevation with Front Bay
- **Covered Patio**
- Brick all four sides
- Keystones and Address stone
- Glass block basement windows
- Vinyl windows Low E glass (JELD-WEN)
- 8 Ft. front door with 2 sidelights
- Aluminum gutters & downspouts
- Coach lights: front door, door wall and garage
- Dimensional shingles
- Exterior basement walls (Delta Wrap)
- 12” Overhang on entire house
- 2 GFI electrical outlets
- 2 exterior hose bibs

3-Car Garage

- Embossed steel sectional 8ft 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
- 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 Service
- Central Air Conditioning