

# STANDARD FEATURES FOR ALL FLOOR PLANS

## *Exterior Features*

- Fully Improved Lots
- Large Lots with Creek Views
- Underground Utilities
- City Water & Sewer
- Estate Sized Lots - Standard 70' x 120'
- Prime Macomb Township Location
- Wood Insulated Windows with Screens
- Solid Bricks on All Four Side (1st Floor)
- Seal Tab Roof Shingles
- Two Car Attached Garage Drywalled & Taped
- Aluminum Gutters & Down Spouts
- Carriage Light Prep
- Vent for Dryer
- Steel Entry Door
- Electric Circuit Breakers
- Full 16' Driveway
- 2 Exterior Hose Bibs
- All Bath Fans Vented to Exterior
- Spray Coat Basement Walls
- 2 Coach Lights on Garage, 1 on Doorwall
- Finished Graded Lot

## *Interior Features*

- Overhead Bedroom Lighting
- Master Suite with Walk-In Closet & Private Bath
- Choice of Formica Colors
- Brand Name Dishwasher
- Garbage Disposal
- Stainless Steel Kitchen Sink With Double Compartment
- Hood Fan in Kitchen (White or Almond)
- 3/4 T&G Plywood Floors
- Custom Oak Cabinetry
- Custom O.G. Molding
- Choice of Painted or Stained Wood Work
- Gas Forced Energy Efficient Furnace & Prep for Air
- Smoke Detectors with Battery Backup
- Ceramic Tile Baths
- First Floor Laundry with Tub
- Choice of Standard Fixtures Color
- Brass Hardware Doors & Closet Doors
- R30 Ceiling Insulation
- R13 Wall Insulation
- Wood Shelving in Closets
- Automatic Basement Sump Pump

## BEFORE YOU LOOK FURTHER CHECK OUT THESE FEATURES !

- Tile Around The Fireplace
- 50 Gallon Water Tank
- 2 Phone Jacks & 1 Cable Outlet
- \$1,500.00 Carpet Allowance
- Island in Kitchen
- Mirrors in all Baths
- Cathedral Ceiling in Great Room  
in Ranch only
- Garage Bumper
- Wood Casement Windows
- Basement Wrap (Platon)
- Gas Lines for Stove and Dryer
- 2 Eyeball Lights Over Fireplace
- Gray Box in Laundry Room
- 7' 10" Basement
- Six Panel Masonite Doors
- Glued and Screwed Down Floors
- 2 Story Ceiling in Great Room & Foyer  
in Colonial & Split per Plan
- Direct Vent Fireplace with Logs
- 150 Amp Service
- Home Wrap



*Custom Homes by*  
**EXCEL HOMES**