

Golden Homes, Inc.

Villa Palmetto Subdivision

*Lot # 3 – Approx. 2,718 sf “ASHLEY 3” Colonial
17128 Pienza Drive, Macomb Township, MI*

Community

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

Interior

- 9 foot ceilings
- Ceramic Tile: foyer, hallways, kitchen, laundry
- Den: french doors, wainscot
- Wood floor: great room, den
- Carpeting
- Direct vent pre-fab fireplace
- Stone to ceiling around fireplace with floating wood mantle
- Crown molding: great room, kitchen, den, foyer, master bedroom
- Custom trim wood arches
- ¾” OSB floor sheathing, glued & nailed
- Choice interior paint color (2)
- Painted or stained woodwork
- Custom Masonite doors
- Custom railing (wrought iron spindles)
- Step-up ceiling in master bedroom
- 7’10” high basement walls
- 2nd floor laundry room – Laundry room cabinet with drop in tub

Kitchen

- Custom LaFata cabinets
- Under mounted kitchen sink with disposal
- Single lever faucet
- Vented microwave prep
- Walk-in Pantry with glass door
- Dishwasher prep
- Granite kitchen countertops
- Custom island

Bathrooms

- 2 Full Baths, 2 Half Baths
- Ceramic Tile
- Exhaust fans in all baths
- Granite countertops
- Mirrors
- Main Bath: Double Custom Vanity
- Master Bath: **Large Shower**, Double Vanity
- Finished half bathroom in basement

Exterior

- Custom Elevation
- Split-faced custom stone
- 2”x6” exterior walls on 1st floor
- Exterior wall sheathing 7/16” (OSB)
- Brick all four sides
- Keystones and Address stone
- Glass block and **Daylight** basement windows
- Vinyl windows Low E glass (JELD-WEN)
- 8 Ft Custom 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
- **COVERED PATIO**
- Roof & Soffit Vents
- 2 GFI electrical outlets
- 2 exterior hose bibs

3-Car Oversized Garage

- 8’ high garage doors
- Drywall and taped
- Prep for garage door openers
- Service Door with cement walk

Energy Saving

- 1- 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
- Drywalled 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
- Great room ceiling fan prep
- Air Conditioning