

Golden Homes, Inc.
Proudly Presents
Villa Palmetto Subdivision

*Lot # 9 – Approx. 2,975sf “VIENNA” Colonial
17115 Pienza 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 – First Floor
- Ceramic Tile: Foyer, Hallways, Kitchen, Laundry
- Den: French Doors, Wainscot, Crown
- Wood Floor: Great Room, Den
- Carpeting
- Direct vent pre-fab fireplace
- Custom mantle with stone decor around fireplace
- Custom Trim Package
- 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
- Master Bedroom: His-and-Hers Walk-in Closets
- 7’10” high basement walls
- 2nd Floor Laundry room with cabinet drop in tub
- 4th Bedroom with **private bath**

Kitchen

- Custom LaFata cabinets
- Custom: cooktop “cabinet prep with drawers”, oven/microwave combo “cabinet prep”
- Stainless steel hood vent
- Under mounted kitchen sink with disposal
- Single lever faucet
- Walk-in Pantry with glass door
- Dishwasher prep
- Granite kitchen countertop
- Custom island

Bathrooms

- 3.5 Baths
- Ceramic Tile
- Exhaust fans in all baths
- Granite countertops
- Mirrors
- Master Bathroom: Custom double vanity, Free standing tub

- Finished half bathroom in basement

Exterior

- Custom Elevation
- Split-faced custom stone
- Custom covered patio
- 2”x6” exterior walls
- Exterior wall sheathing 7/16” (OSB)
- Brick all four sides
- Keystones and Address stone
- Glass block basement windows
- Vinyl windows Low E glass (JELD-WEN)
- 8 ft. high 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
- Roof & Soffit Vents
- 2 GFI electrical outlets
- 2 exterior hose bibs

3-Car Garage

- 8’ high garage doors
- Drywalled 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

- 150-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
- Basement Walls – Electrical Plugs
- Air Conditioning

INCLUDES: SOD & SPRINKLERS