

Golden Homes, Inc.
Proudly Presents
Orchards Estates Subdivision

STANDARD FEATURES

Community

- Washington Township
- Romeo Schools
- City Water & Sewer
- Concrete driveways & walks
- All underground utilities

Interior

- 9 foot ceilings 1st floor
- Foyer ceramic tile floor
- Den
- Direct vent prefab fireplace
- Ceramic tile accent around fireplace
- Custom O.G. style trim
- Step-up Ceiling in Great Room
- ¾ OSB floor sheathing, glued & nailed
- Choice interior paint color (2)
- Painted or Stained woodwork
- Flush birch or 6 panel Masonite doors
- Custom railing
- 7'10" basement walls (Insulated and drywall)
- Laundry cabinet with drop in tub

Kitchen

- Custom cabinets in oak or maple
- Under mounted kitchen sink with disposal
- Single lever faucet
- Ductless oven-range hood fan
- Dishwasher prep
- Granite countertops
- Ceramic tile floor

Bathrooms

- Ceramic Tile
- Exhaust fans in all baths
- Granite countertops
- Mirrors
- Single lever faucets

Exterior

- Custom Front Elevation
- 2"x6" exterior walls
- Exterior wall sheathing 7/16" (OSB)
- Brick all four sides 1st floor
- 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
- 12" Overhang
- 2 GFI electrical outlets
- 2 exterior hose bibs

Side Entrance or Courtyard Garage

- Embossed steel sectional garage doors
- Service door
- Concrete bumper
- Drywall & taped
- Prep for garage door opener

Energy Saving

- 1- 95% Plus Hi-Efficiency Furnace
- 50 gallon direct vent efficiency hot water tank
- R-30 Ceiling insulation
- R-19 Wall insulation
- Drywall basement walls and insulation
- Roof & Soffit vents
- Prep for central air conditioning

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

Allowances

- Floor covering allowance

Sales Center 586-566-8990