



Building Standards & Specifications

Appliances

Whirlpool Gold™ Series (Stainless Steel, White, or Black)
Refrigerator / Freezer with automatic ice maker
LP Gas Range with Self-Cleaning Oven
Microwave Hood with Exhaust Fan
Dishwasher with delayed wash feature
Garbage Disposal ½ H.P.
Full size Washer and LP Gas Dryer in white

Cabinetry

Omega™, Dynasty Series Cherry or Maple cabinet doors in Owner's Choice*

Counter Tops

Owner's Choice of Natural Granite counter tops in kitchen*
Solid surface integral lavatory counter tops in bathroom*
Back Saver height lavatory cabinet in master bath*
Standard height lavatory cabinet in main bath*
Kohler™ Pedestal sink in powder bath

Exterior Finish

Natural Cedar, pre-stained rough sawn siding*
Cedar porches, steps, and railings
Cottage Style Natural hardwood doors
Cultured Stonework on selected home designs
Maintenance free Monarch decking never needs staining or sealing

Floor Coverings

Owner's Choice of luxury carpet selections in bedrooms, hallways, stairs*
Owner's Choice of cherry, maple, or red oak 3½" flooring*
Owner's Choice of 12" x 12" ceramic tile in all baths*

Heating/ Air Conditioning

Tempstar™ High Efficiency, 80-120KBTU, L.P. gas furnace with humidifier
3-5 Ton Central Air Conditioning System, 13 Seer
42" Heat and Glow 8000 Direct Vent LP Gas fireplace or 42" Wood Burning Fireplace Superior BR-42

Interior Finish

Schlage™ Danbury Series, User-friendly egg shaped knobs in Owner's Choice*
Cottage style, 2 Panel, 6' 8" solid core interior doors
Painted 5½" baseboards, 3½" casings
Wooden shelf and rods in bedroom closets - 5 shelves in linen closets

Landscaping

Nature inspired landscaping around perimeter of cottage
Natural stone driveway and path to front door provided
Strategic removal of trees and brush in areas necessary for construction

Lighting/ Electrical

Environmentally friendly exterior cottage style lighting
Interior Fixtures - Owners Choice of color finish*
200 AMP service, all wiring and outlet placement to code & electrical plan
Recessed and overhead lighting per electrical plan
Standard white outlet covers
All bedrooms to have ceiling fan/lights
Category 5: phone wiring, outlets, & phone jacks per plans

Paint

Owner's Choice of Benjamin Moore color themes (flat)*
All interior molding primed and painted in Benjamin Moore semi gloss paint*

Plumbing

Delta™ faucets in Owner's Choice of finish*
Fiberglass tub and showers in white
Heavy gauge stainless steel undermount kitchen sink
Exhaust fan/light in all bathrooms
50-gallon electric hot water heater
5" Individual well with water softener system
State of the art PEX water lines, PVC drain lines
Cast iron drops between first and second floors insulation for sound
LCS Community waste system

Roofing

Certainteed™, Landmark Architectural Shingles - 30 year warranty - Weathered Wood

Windows

Pella Pro-line™, Energy Efficient, Low-E glass Thermal pane, brown, vinyl clad wood windows
All operating windows to have screens; window grills per home plan

* LCS Community Color Selection Portfolio will offer several colors and finishes. For example, cabinets are available in 6 different styles and each can be finished in Owner's Choice of 6 stain colors.

For more information, contact us at **888-TO-MICHIGAN (888.866.4244)** or Info@LakeChapinShores.com