

Elizabeth Trace Townhomes

Included Features

NEIGHBORHOOD AMENITIES

- Sidewalks and walking paths throughout
- City water (Community Well) & sewer (Gravity)
- Underground utilities
- Center Gazebo, gathering area
- Walled Lake Schools
- Mailboxes installed by PH Homes

UNIQUE INTERIORS

- Distinctive three bedroom floor plan
- 9' Ceiling First Floor
- Wood toned Floating LVP Plank flooring in kitchen, powder room & foyer
- Convenient second floor Laundry Room with electric dryer supply & dryer vent.
- Beautiful Primary Suite with private bath and walk-in closet
- Home lighting package in Chrome
- Plush carpet with 6 lb. pad throughout living area and bedrooms.
- Decorative 2-panel square style doors with O.G. trim to be painted.
- Ventilated wire shelving in all closets and pantry
- Decorative wood railing
- Safety smoke detectors on each floor & each bedroom along with one carbon monoxide detector
- Pre-wired for cable: Family room and bedrooms

IMPRESSIVE KITCHENS

- Granite countertops throughout Kitchen including Island.
- Single stainless-steel sink with garbage disposal
- Woodstar cabinetry with 36" uppers and crown molding
- Spacious pantry
- Safety GFCI outlets

WELL DESIGNED BATHROOMS

- Benchmark vinyl flooring in main and Primary bath
- Granite countertops in main & primary bath and powder room
- Spacious linen closet
- Full vanity mirrors
- Water-efficient toilets
- Safety GFCI outlets
- 60"x34" Fiberglass Shower unit in Primary bath
- 60" Fiberglass Tub/Shower unit in main bath

DISTINCTIVE EXTERIORS

- Colonial Plan
- Two-car attached front entry garage with door opener
- Embossed panel steel sectional garage doors
- Porch ceiling light and garage coach lights
- Insulated 2 panel fiberglass front entry door
- Custom limestone address block
- Classic elevations featuring a combination of brick, and vinyl siding.
- Dimensional shingles with continuous ridge ventilation system and 30-year warranty
- Maintenance free vinyl windows w/ screens
- Maintenance free exterior trim details: Aluminum fascia and trim around garage doors. Vinyl soffits.
- Full concrete driveway, walk, and porch
- 18'x10' stamped concrete patio w/ 9'x6' high separation privacy fencing.
- Two weatherproof electrical outlets and hose bib.
- Seamless gutters and downspouts
- Doorbell chime

NEW ENERGY FEATURES

- 95% hi -efficient forced-air furnace with electronic ignition
- Central air conditioning
- Low E glass Argon gas filled windows
- R-15 rated insulation in exterior walls
- R-38 rated insulation in exterior ceiling
- Common wall between units will include 1" denseglass shaft liner and R-13 insulation
- Thermal foam & caulk exterior walls
- 150-amp electrical service
- 50-gallon Powervent gas hot water heater
- House wrap to prevent air and moisture infiltration
- Continuous ridge vent to provide maximum airflow into the attic

STRUCTURAL HIGHLIGHTS

- Full one-year warranty
- 7'-10" poured concrete foundation wall height
- 10" thick poured concrete foundation walls
- Glued & screwed drywall
- 3/4" tongue and groove osb sub-flooring glued & screwed
- Engineered steel "I" beam for structural support
- New home orientation walkthroughs with ProHome Michigan service company