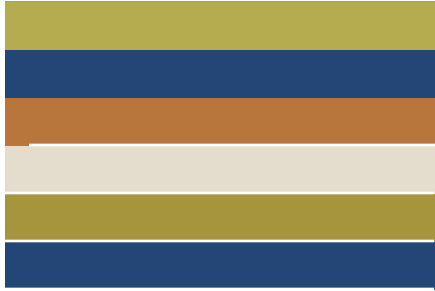


WELCOME  
TO  
EAGLE SPRINGS SUBDIVISION

For  
SALE



(734) 996-0000



**\$255,000\***

**STANDARD FEATURES**

- Cathedral Ceilings\*
- Master Suite w/ Bathroom
- Hardwood Floors\*
- Ceramic Floors in Bathrooms\*
- Tile Showers\*
- Raised Oak Panel Kitchen Cabinets\*
- Kitchen Island
- Granite Countertops Throughout\*
- Egress Window in Basement
- Electric Garage Door Opener\*
- Flat Panel Wiring above Fireplace\*
- 2 Ventilated Windows in Basement\*
- Central Air Conditioning\*
- High Efficiency Furnace\*

**\*\* STANDARD FEATURES NOT OFFERED BY COMPETITORS\*\***

**For  
SALE**

**The Cypress  
2 Story  
4 Bedroom/3 Bath—2028 SQFT**



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**Real Estate One  
555 Briarwood Circle  
Ann Arbor, MI**

*Please call to arrange a private viewing*  
Tom Stachler, Associate Broker **(734) 996-0000**  
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Associate Broker

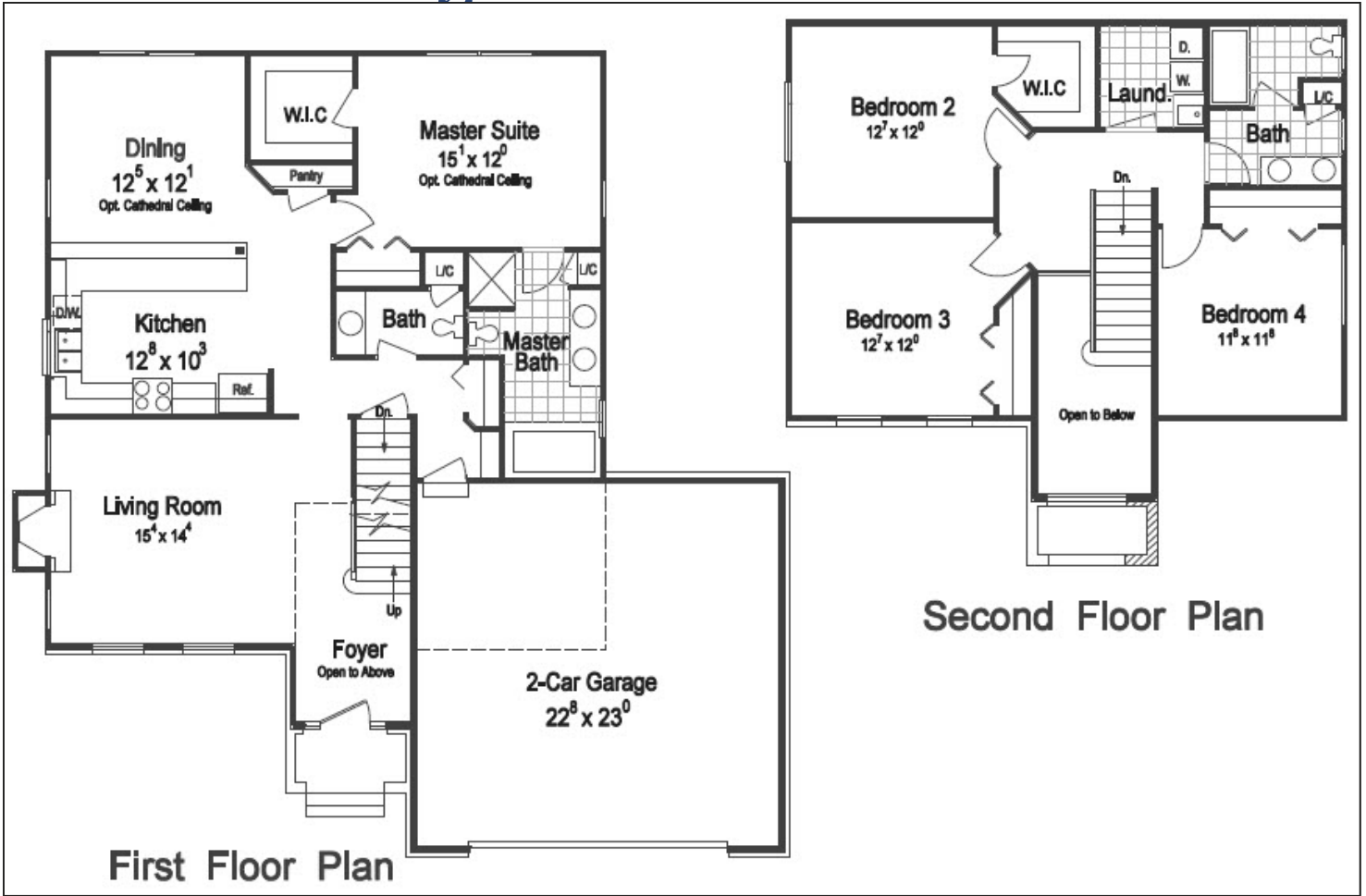


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## Cypress Model Floor Plan



## Cypress "B" Elevation



## Cypress "C" Elevation



**\$227,500\***

**STANDARD FEATURES**

- Cathedral Ceilings\*
- Master Suite w/ Bathroom
- Hardwood Floors\*
- Ceramic Floors in Bathrooms\*
- Tile Showers\*
- Raised Oak Panel Kitchen Cabinets\*
- Dovetail Kitchen Cabinets
- Soft Close Drawers & Cabinet Doors
- Kitchen Island
- Granite Countertops Throughout\*
- Egress Window in Basement
- Electric Garage Door Opener\*
- Flat Panel Wiring above Fireplace\*
- 2 Ventilated Windows in Basement\*
- Central Air Conditioning\*
- High Efficiency Furnace\*

\*\* STANDARD FEATURES NOT

**For  
SALE**

**The Heron  
Ranch**

***3 Bedroom/2 Bath—1470 SQFT***



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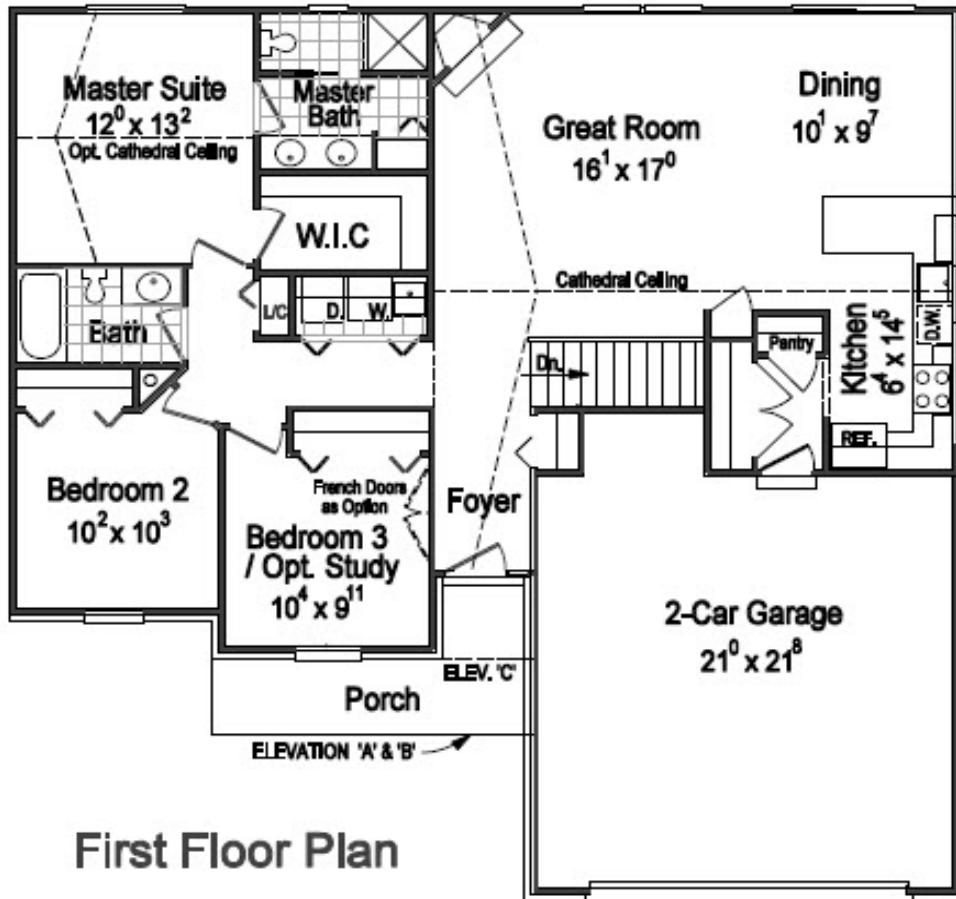
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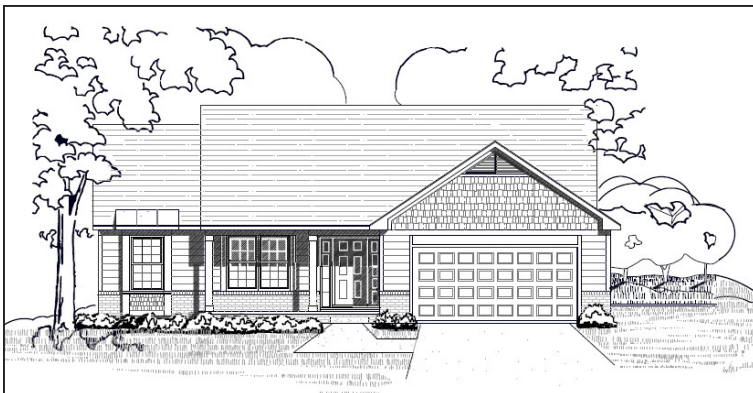


## Heron Model Floor Plan

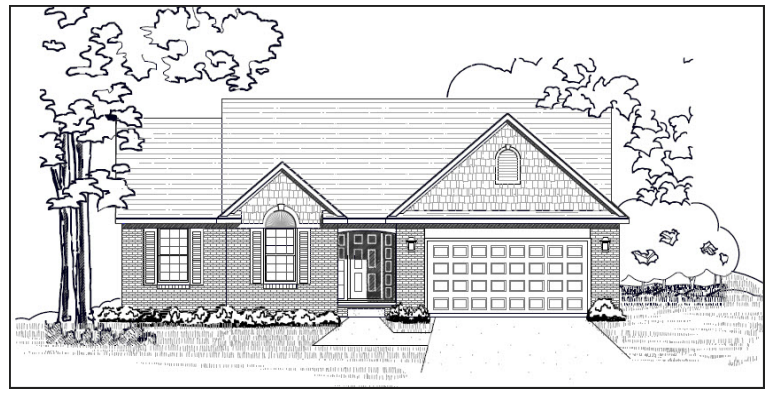


First Floor Plan

## Heron "B" Elevation



## Heron "C" Elevation



**\$289,500\***

**STANDARD FEATURES**

- Cathedral Ceilings\*
- Master Suite w/ Bathroom
- Hardwood Floors\*
- Ceramic Floors in Bathrooms\*
- Tile Showers\*
- Raised Oak Panel Kitchen Cabinets\*
- Dovetail Kitchen Cabinets
- Soft Close Drawers & Cabinet Doors
- Kitchen Island
- Granite Countertops Throughout\*
- Egress Window in Basement
- Electric Garage Door Opener\*
- Flat Panel Wiring above Fireplace\*
- 2 Ventilated Windows in Basement\*
- Central Air Conditioning\*
- High Efficiency Furnace\*

**For  
SALE**

**The Pinehurst  
Ranch**

***3 Bedroom/2 Bath—1935 SQFT***



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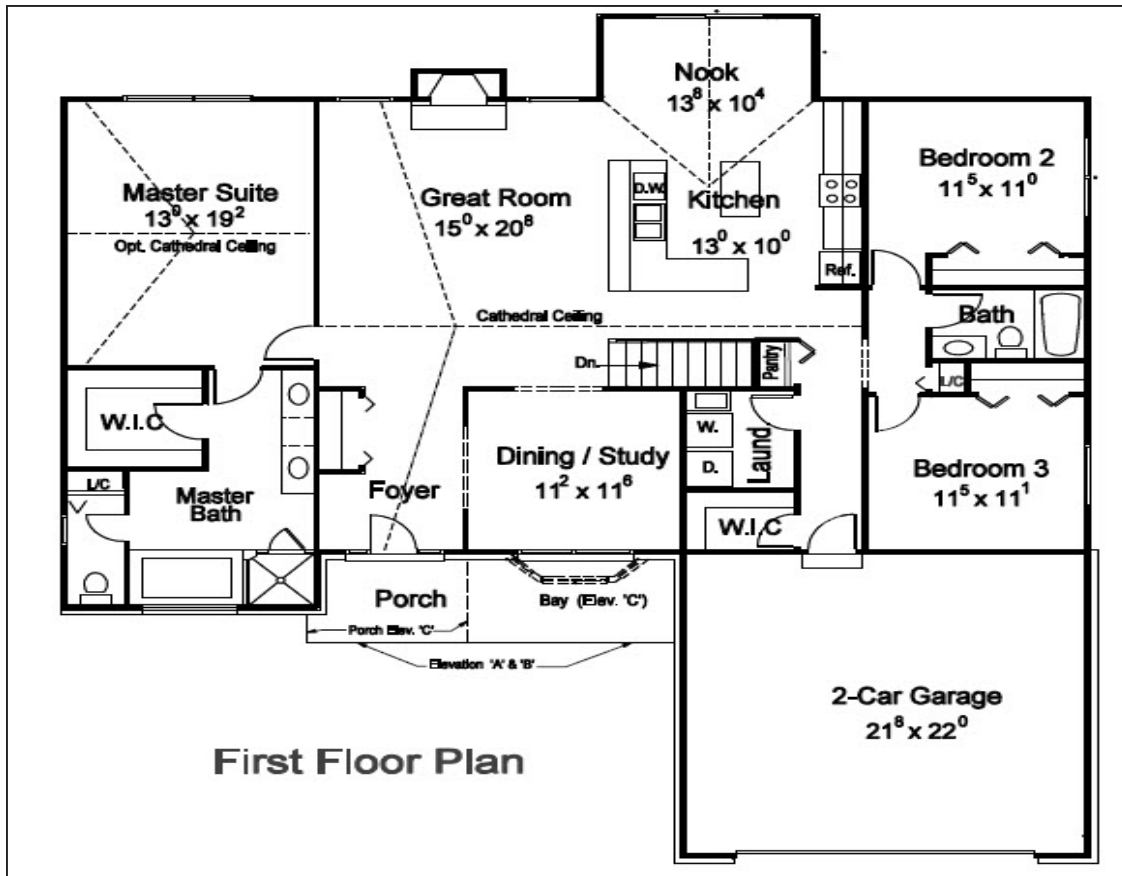


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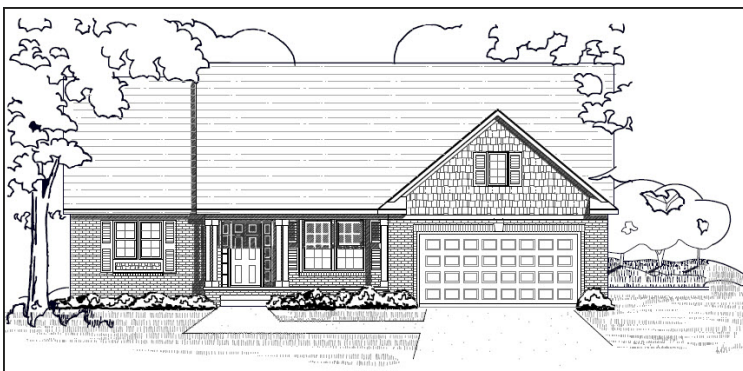
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## Pinehurst Model Floor Plan



## Pinehurst "B" Elevation



## Pinehurst "C" Elevation





**\$239,900\***

**STANDARD FEATURES**

- Cathedral Ceilings\*
- Master Suite w/ Bathroom
- Hardwood Floors\*
- Ceramic Floors in Bathrooms\*
- Tile Showers\*
- Raised Oak Panel Kitchen Cabinets\*
- Kitchen Island
- Granite Countertops Throughout\*
- Egress Window in Basement
- Electric Garage Door Opener\*
- Flat Panel Wiring above Fireplace\*
- 2 Ventilated Windows in Basement\*
- Central Air Conditioning\*
- High Efficiency Furnace\*
- 2 x 6 Walls\*

**\*\* STANDARD FEATURES NOT OFFERED BY COMPETITORS\*\***

**For  
SALE**

**The Stonecrest**  
**2 Story**  
**4 Bedroom/2.5 Bath—1757 SQFT**



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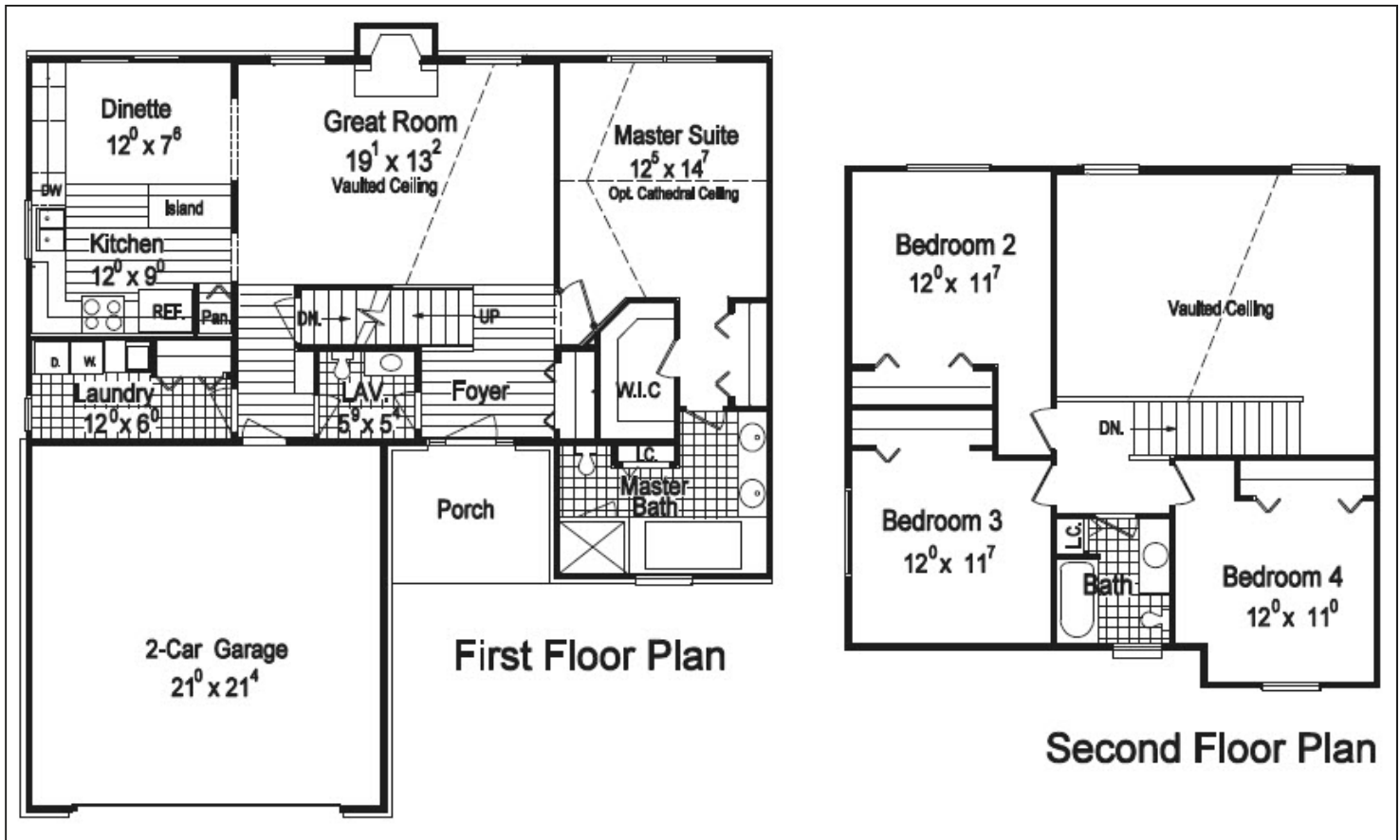


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## Stonecrest Model Floor Plan



## Stonecrest "B" Elevation



## Stonecrest "C" Elevation



# HOME INVENTORY

## MODEL Heron 3 Bed/ 2 Bath Ranch



LOT	SQ.FT.	Occupancy	PRICE
142	1470	5/2018	\$227,500*
145		5/2018	\$227,500*
146		5/2018	\$227,500*
147		5/2018	\$227,500*

## Stonecrest 4 Bed/ 2.5 Bath 2-Story



143	1757'	7/2018	239,900*
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## Pinehurst 3 Bed/ 2 Bath Ranch



114	1935'	TBD	\$289,500*
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## Cypress 4Bed / 3 Bath 2-Story



TBD	2028	TBD	\$255,000*
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# OPTIONAL FEATURES

<b>Option:</b>	<b>Price:</b>
Humidifier	\$425.00
Waterline to Refrigerator	\$125.00
Rough Plumbing in Basement (3 Piece)	\$975.00
Extra Phone/Cable Jacks	\$50.00
Additional Hardwood Flooring	\$9.50/SqFt
Automatic Sprinkler System	\$5,650.00
Ceiling Fan w/ 2 Switches	\$250.00
Recessed Lighting	\$125.00
Additional Outlets	\$110.00
Cabinets in Laundry Area	\$449.00
Microwave Hood – Direct Vent out	\$425.00
Appliance Package Upgrade A – SS Frigidaire (4 pieces)	\$3100.00
Appliance Package Upgrade B – SS Whirlpool (4 pieces)	\$3550.00
Laundry Sink	\$650.00
French Doors	\$585.00

# **EAGLE SPRINGS IV – STANDARD SPECIFICATIONS**

## **Flooring, Countertops & Cabinetry**

- Hardwood or Ceramic Floors in Foyer, Hall, Powder Room, Kitchen/Nook
- Ceramic Floors in all Bathrooms
- Raised panel Cabinets with Dove Tailed Construction
- Self Closing Drawer ( "F qqt"J ctf y ctg
- Master Bath Ceramic Tile Tub & Shower Surround
- Granite Counters Throughout with Under Mount Sinks
- Granite Kitchen Island or Countertop Breakfast Bar

## **Construction**

- Brick on Four Sides of Home
- Thicker 2 X 6” Walls for Higher Energy Savings & R-21 Rating
- Concrete Driveway and Sidewalks
- Plumbed for Laundry Tub
- Basement Rim Joist Insulation
- One Egress Window & Two Ventilated Glass Block Windows in Basement
- 4000 PSI Concrete in Basement

## **Lighting**

- 8 Recessed Lights

## **Electrical**

- Cable Jacks and Ethernet Jack for Wireless Access Point
- Flat Panel Wiring above Fireplace

## **Extras**

- Garbage Disposal
- Central Air Conditioning & High Efficiency Furnace
- Electric Garage Door Opener