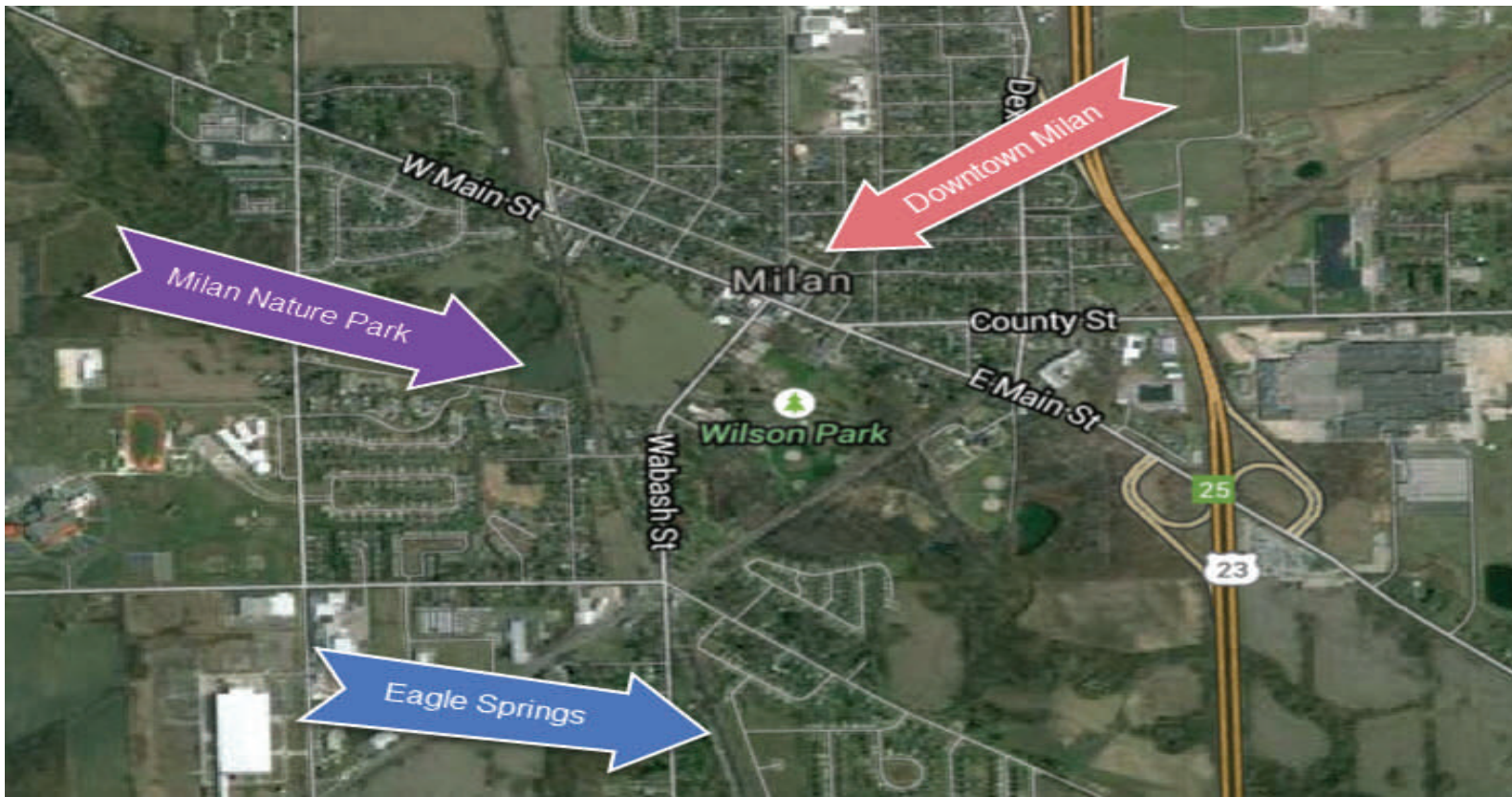


WELCOME
TO
EAGLE SPRINGS SUBDIVISION

For
SALE



Eagles Springs is a 158 lot subdivision including our 60+ lots now available for your new construction model home. Lots range up to 1/2 acre with sidewalks and parks that are serviced by the City of Milan for utilities, care of the public streets and trash removal. There are 5 models available and each one has 3 different front elevations to choose from. Standard features are listed in this brochure, and you will notice that Eagle Springs offers more than it's competitors. Homes start at \$189,900 with floor plans ranging up to 2028/Sq. Ft.

See the back of this page for the plot of the subdivision.

Contact Tom Stachler for a list of available lots.



Real Estate One
555 Briarwood Circle
Ann Arbor, MI

Please call to arrange a private viewing Tom Stachler, Associate Broker (734) 996-0000
www.EagleSprings.us

...experience You Need.....to get the Results you Deserve

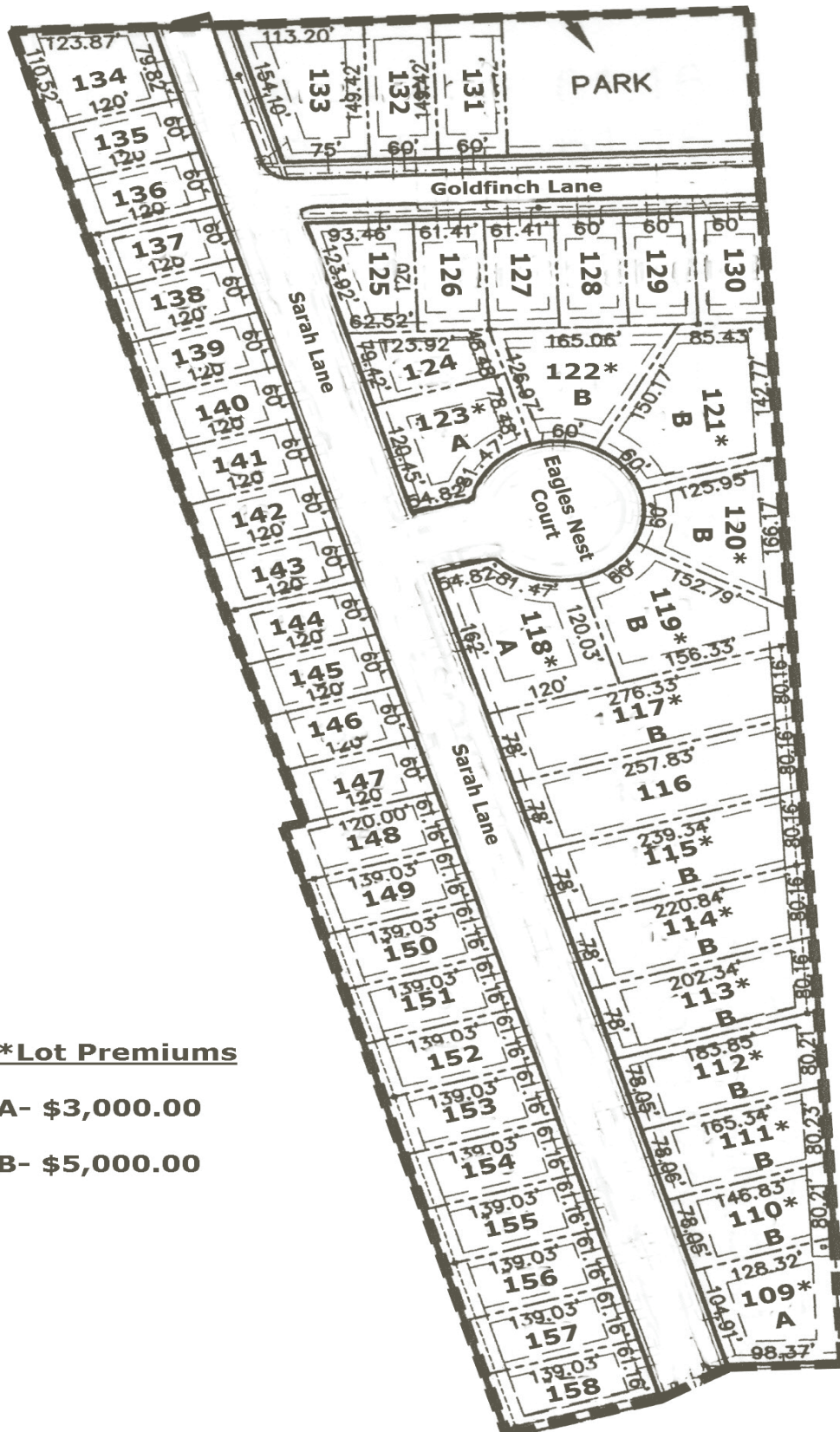
Tom Stachler
Associate Broker



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***Lot Premiums**

A- \$3,000.00

B- \$5,000.00

\$189,900*

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*
9 FT Extra High Full Basement*
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 Ashwood
Ranch**

3 Bedroom/2 Bath—1457 SQFT



EAGLE SPRINGS SUBDIVISION

Located just 3 minutes from Downtown Milan and only a 15 minute commute to Ann Arbor. All our new construction home listings have numerous standard features that many other builders only offer as options. Contact **Tom Stachler** for a list of the available lots and or spec homes. We are happy to build a home to your specifications as well and the project would be builder funded and not require you to obtain a construction loan.



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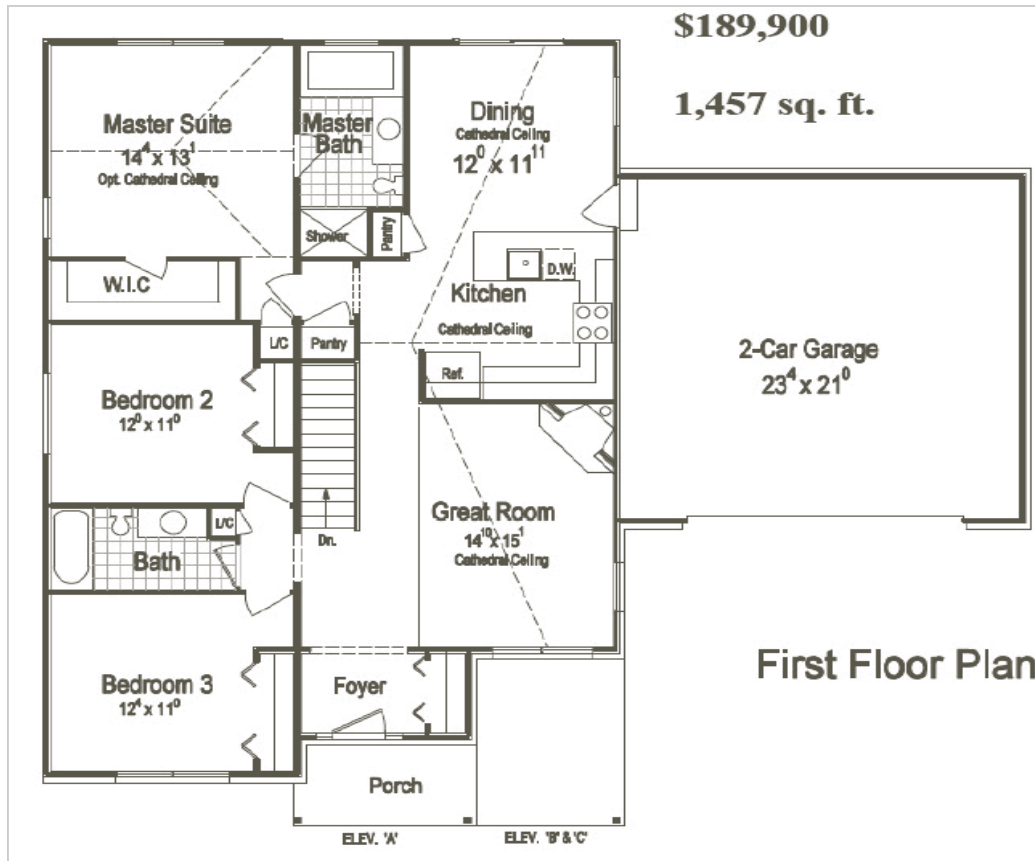


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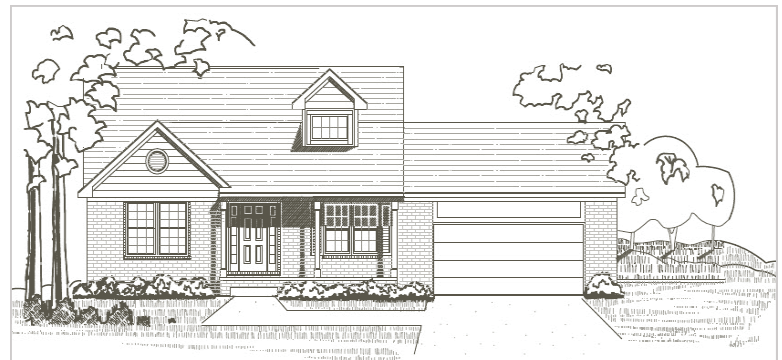
Ashwood Model Floor Plan



Ashwood "B" Elevation



Ashwood "C" Elevation



\$243,500*

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*
9 FT Extra High Full Basement*
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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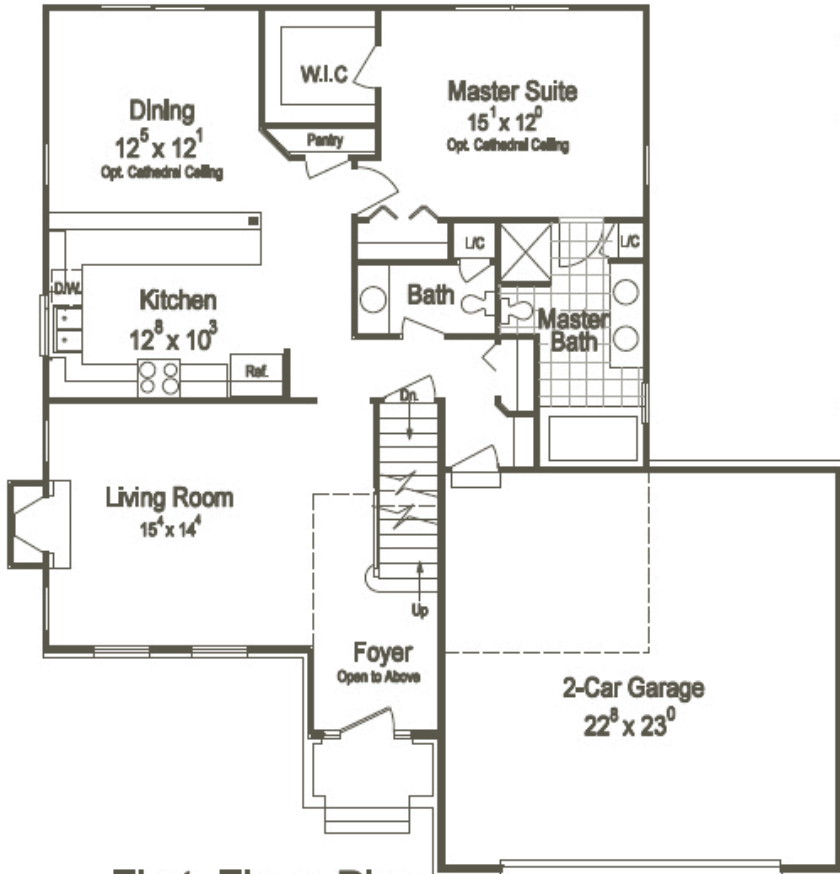


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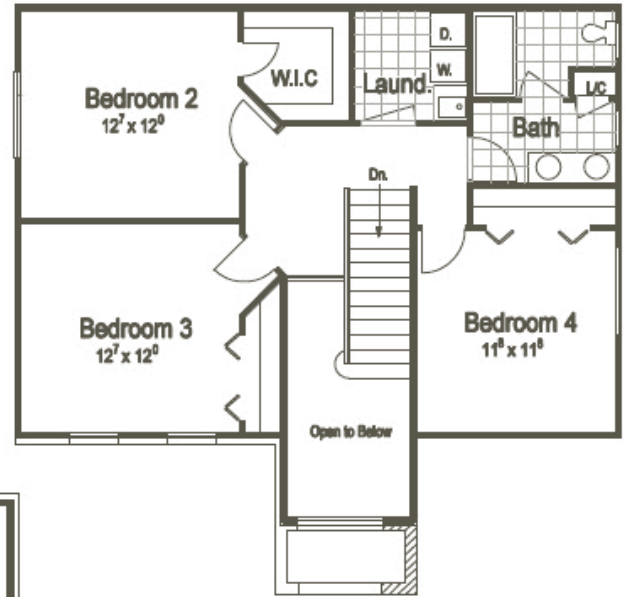
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Cypress Model Floor Plan

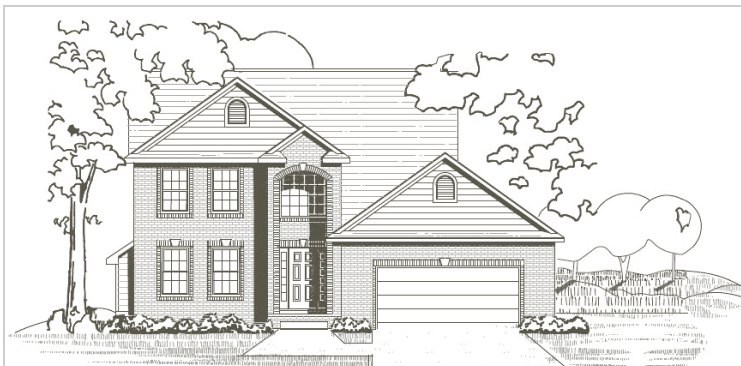


First Floor Plan

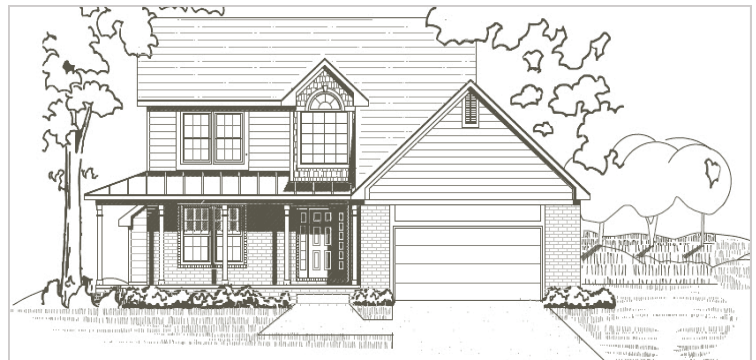


Second Floor Plan

Cypress "B" Elevation



Cypress "C" Elevation



\$189,900*

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*
9 FT Extra High Full Basement*
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 Heron
Ranch**

3 Bedroom/2 Bath—1360 SQFT



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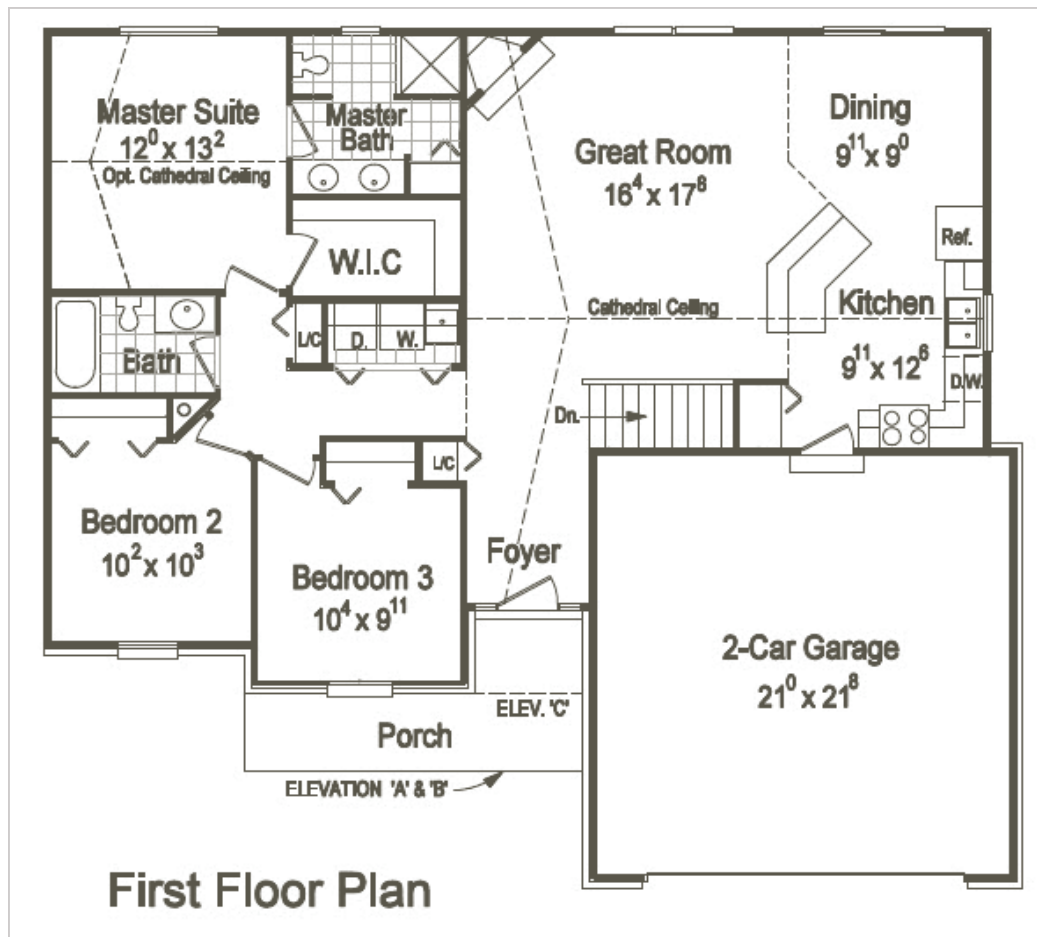
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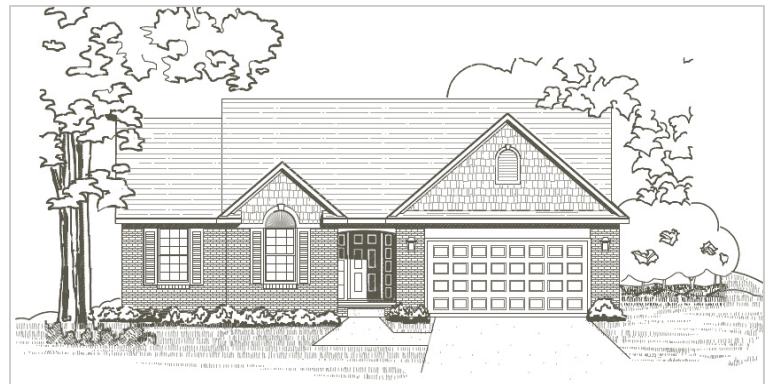
Heron Model Floor Plan



Heron "B" Elevation



Heron "C" Elevation



\$238,900*

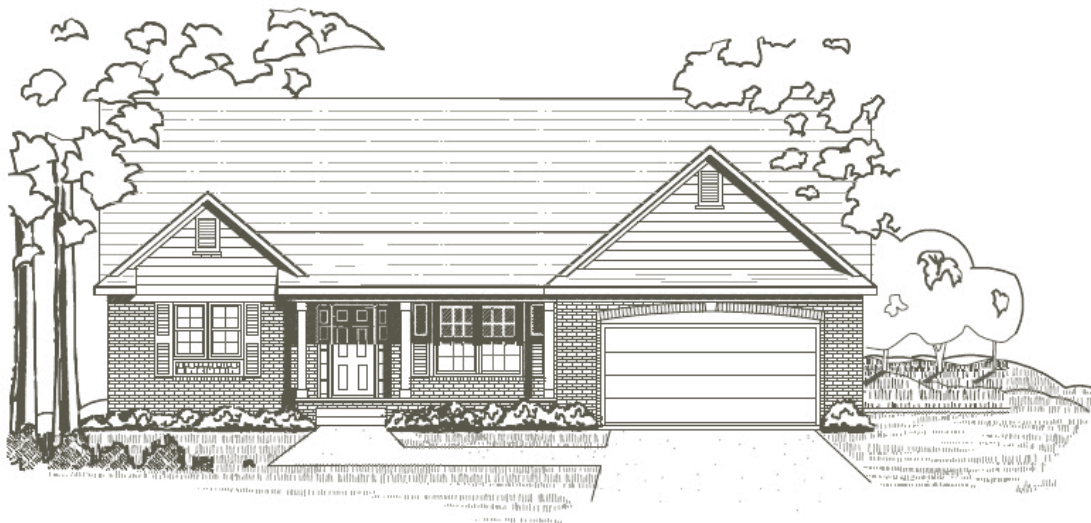
STANDARD FEATURES

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*
9 FT Extra High Full Basement*
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 Pinehurst
Ranch
*3 Bedroom/2 Bath—1935 SQFT***



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\$215,900*

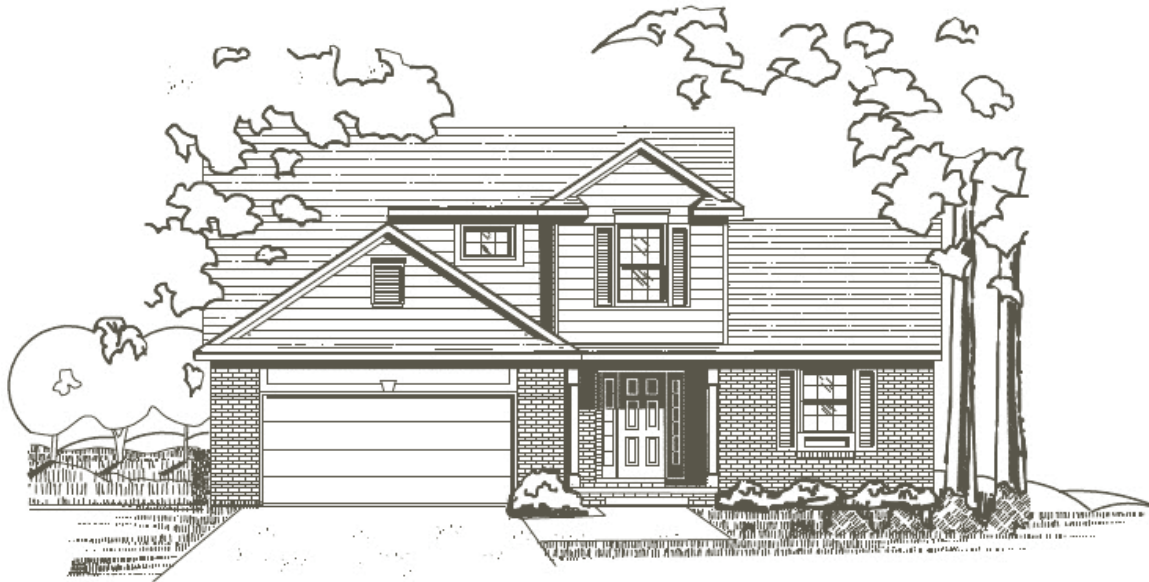
STANDARD FEATURES

Cathedral Ceilings*
Master Suite w/ Bathroom
Hardwood Floors*
Ceramic Floors in Bathrooms*
Tile Showers*
Raised Oak Panel Kitchen Cabinets*
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High Efficiency Furnace*

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

**For
SALE**

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



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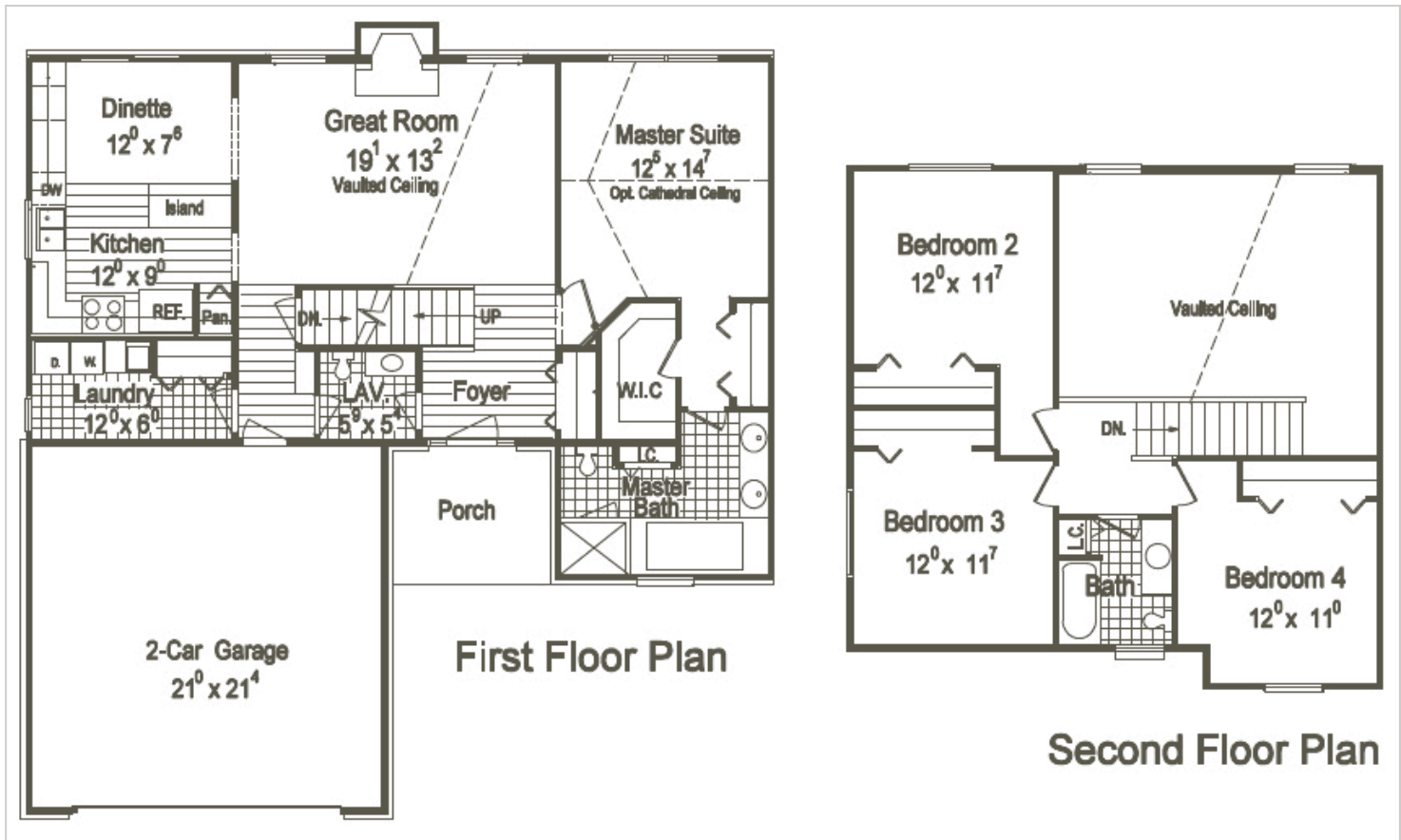


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Stonecrest Model Floor Plan



Stonecrest "B" Elevation



Stonecrest "C" Elevation



SPEC HOME INVENTORY

MODEL	LOT	SQ.FT.	ELEVATION	PRICE	OCCUPANCY
Heron	139	1360'	C	\$200,900*	October 2016
3 Bed/ 2 Bath Ranch	140		B	\$199,900*	
	141		A	\$198,900*	
					
Stonecrest	127	1757'	A	\$225,900*	October 2016
4 Bed/ 2.5 Bath 2-Story					
					
Pinehurst	114	1935'	A	\$244,500*	October 2016
3 Bed/ 2 Bath Ranch					
					
Cypress	125	2028'	A	\$242,900*	June 2016
4 Bed/ 2.5 Bath 2-Story					
					
(659 Goldfinch)					

*Base price. Price adjusted for Premium Lot and upgrades.

SOLD HOME INVENTORY

MODEL	LOT #	SQ.FT.	PRICE	OCCUPANCY
-------	-------	--------	-------	-----------

Heron – 3 Bed/ 2 Bath

138

Ranch-1360

\$189,900*

**June 2016
PENDING**



712 Sarah Lane

Stonecrest – 4 Bed/ 2.5 Bath

128

2 Story-1757

\$215,900*

**June 2016
PENDING**



770 Eagle's Nest

Pinehurst – 3 Bed/ 2 Bath

118

Ranch-1935

\$238,900*

**June 2016
PENDING**



771 Eagle's Nest

*Base price. Price adjusted for
Premium Lot and Upgrades.

OPTIONAL FEATURES

Option:	Price:
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 Hardware
- Master Bath Ceramic Tile Tub & Shower Surround
- Euro-Style Frameless Shower Door in Master Bath
- 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
- 9 FT Extra High Full Basements
- 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