

Gramercy Ridge

Standard Features

YOUR NEIGHBORHOOD

52 Attached condominiums in an intimate setting

Enchanting Grand Entrance and Lush
Community Landscaping

Community sidewalks with tree-lined streets

Underground utilities

Detroit-City water and sewer

Central location near shopping, dining,
and entertainment

Excellent connectivity and convenient access to
major metro-area expressways and highways

Landscaping maintenance and snow
removal included

LAVISH INTERIORS

Dramatic open floor plans

Stepped ceilings in foyer and great rooms

9' - 11' ceilings (per plan)

Beautiful wide plank hardwood in foyer, hallway,
kitchen, dining, great room and powder room

Ceramic tile in full bathrooms and laundry room

Decora switches throughout

Lever handles in your choice of chrome or brushed finish

Luxury plush carpeting with 6 lb pad in bedrooms,
upper hall loft and stairs

Ceiling fan preps in owners suite and great room

Interior decorative lighting fixture package

Extensive recess can lighting package

Pre-wired for telephone, cable outlets and alarm

8' Tall, 2-panel interior doors

Custom 2-tone interior paint selection

Upper cabinets in laundry room

Cabinet enclosed laundry tub with countertop

Wire shelving in all closets

A vast array of designer upgrades allowing you to
customize and personalize your home

LUXURIOUS BATHS

Ceramic tile shower with glass enclosure and seat in
owner's suite

5' tub with 12 x 12 tile walls and floors in main bath

Double undermount sinks in owner bath

Granite or quartz countertop in all bathrooms

Merillat cabinets with soft close doors and drawers
in all baths

Kitchen height vanities in all bathrooms

Full width vanity mirrors

Contemporary Moen faucets in chrome finish

Elegant lighting package in all baths

Elongated comfort height toilets with soft close lid

Exhaust fans vented directly to the exterior

Ground fault interrupter electrical outlets

GOURMET KITCHEN FEATURES

42" Merillat maple cabinetry (or equivalent) with starter rail and crown molding in an extensive choice of finishes

Choice of decorative hardware on all cabinets

Soft close drawers and doors on all cabinets

Quartz or Granite Countertops

Custom stainless steel chimney hood-fan over cooktop with exterior exhaust

GE stainless steel appliances electric/gas cooktop, dishwasher, and microwave/oven wall combo

Timeless subway tile backsplash in choice of colors

Stainless steel undermount kitchen sink with disposal

Waterline prep to refrigerator

Moen faucet with pullout spray in chrome finish

Oversized island with 12" overhang

Recessed lighting package and pendant island fixtures

CHARMING EXTERIORS

Two-car front or side entry garage (per plan)

Contemporary brick front elevations accented with stone

Dimensional shingle with continuous roof ridge ventilation system

Maintenance-free Hardi Plus Plank Exterior Siding

Maintenance-free insulated vinyl windows with full screens (Low E)

8' Exterior Decorative Front Entry Door with decorative windows

8' contemporary insulated garage door with windows

Concrete driveway and walkway to front porch

Fully drywalled and fire-taped garage

Custom limestone address block

Two weatherproof electrical outlets and hose bibs

Seamless aluminum gutters and downspouts

Wi-Fi enabled garage door opener with remotes

Doorbell chime

Porch, patio and garage coach lights

ENERGY SAVING FEATURES

High efficiency gas furnace

Central Air Conditioning

50 Gallon power vented high efficiency water heater

Furnace mounted humidifier

House wrap to prevent air and moisture infiltration

R-13 and R-19 Fiberglass batt insulation on all exterior walls

R-49 Fiberglass insulation in all heated ceiling areas

150 AMP electrical service and gas line prep to dryer

Smoke detectors on each floor and all bedrooms

Digital programmable thermostat

CAREFULLY CONSTRUCTED

Full basement with 10" thick poured concrete walls

8'10" taller height poured foundation wall

3 piece rough plumbing for future basement bath

Glued, screwed and nailed 3/4" tongue and groove OSB sub-floors

Whole house fire suppression system

Engineered steel "I" beam for structural support +floor I Joist System

Egress basement window

Roof ridge ventilation system per plan

16" on center framing on all load bearing walls

Nationally recognized warranty program by Pro Home

Dual wall construction with core wall for soundproofing