



## FEATURES

### Community Highlights

**SIDEWALKS:** Throughout subdivision

**LANDSCAPING:** Decorative fencing & landscaping at entrance, Newburgh Rd & common areas, street trees

**DRIVEWAYS:** Concrete

### Structural Highlights

**SIDING AND TRIM:** Vinyl siding - vinyl and aluminum trim

**BRICK/STONE:** Per standard selection

**EXTERIOR ELECTRIC:** Lighting at all entry areas, two outlets

**SHINGLES:** Dimensional

**STAIN/FINISH:** Exterior latex

**MAIN ENTRANCE DOOR:** Embossed steel with Kwikset door hardware

**BASEMENT:** 7'10" poured concrete wall, egress window

**EXTERIOR WATER ACCESS:** (2) hose bibs

**GARAGE:** Attached two car, fully dry walled & fire taped, prepped for garage door opener, 16' x 7' embossed steel door with window

### Bathroom Highlights

**MAIN BATH:** Smart Sheffield flat panel cabinet, Wilsonart laminate counter, Vinyl Mannington Benchmark floor, Delta Classic chrome single handle faucet and Monitor 13 Series shower valve, 1 piece fiberglass tub surround

**MASTER BATH:** Smart Sheffield flat panel cabinet, Wilsonart laminate counter, Delta Classic single handle chrome faucet, Monitor 13 Series shower valve, ceramic tile floor & walls/floor in shower, glass/chrome shower door

**SECOND FLOOR BATH:** (if finished second floor) Includes Wilsonart laminate counter, Vinyl Mannington Benchmark floor, 1 piece fiberglass tub surround

### Energy Saving & Efficient Systems

**AIR CONDITIONING:** Central

**HEATING:** 95% efficiency gas forced air furnace with digital set back thermostat

**ELECTRICAL:** 150 amp main electrical service panel, Standard duplex receptacles/semi-silent switches

**SUMP PUMP:** Dedicated circuit

**WINDOWS:** Single hung double pane with screens and 6' x 8' door wall

**INSULATION:** Foam energy seal in entire house, R-38 insulation in attic

**WATER HEATER:** Natural Gas 50 gallon quick recovery with power vented unit

**CEILING FAN PREP:** Master bedroom

**ATTIC VENTILATION:** Engineered to maximize air flow

**HOMEBUYER WARRANTY:** Workmanship, Systems, & Structural

### Kitchen Highlights

**APPLIANCES:** Black gas range, microwave and dishwasher

**CABINETS:** Smart Sheffield flat panel with 30" uppers with island

**COUNTERTOPS:** Wilsonart laminate with radius corners

**KITCHEN:** Floor - Vinyl Mannington Benchmark

**SINK:** Installed in island - stainless steel 50/50 double with Delta Linden chrome single handle faucet

**MUD ROOM:** Floor - Vinyl Mannington Benchmark

### Other Features

**LAUNDRY ROOM:** Smart Sheffield flat panel cabinet, Wilsonart laminate counter, sink with chrome faucet, & gas line installed, floor - Vinyl Mannington Benchmark plus wire shelf

**PAINT:** Flat white ceiling, flat Navajo on all walls with white trim and doors

**DOOR HARDWARE:** Round polished chrome

**CARPET:** Khulman Crossing w/ 6 lb. padding in first floor Great Room, all bedrooms

**DOORS/TRIM:** 2 1/4" OG Casing - 3 1/4" OG Base

NOTE: FEATURES MAY VARY IN OTHER MODELS



7800 North Newburgh Road | Westland, Michigan 48185 | 734-956-6303 | ClydeSmithFarms.com



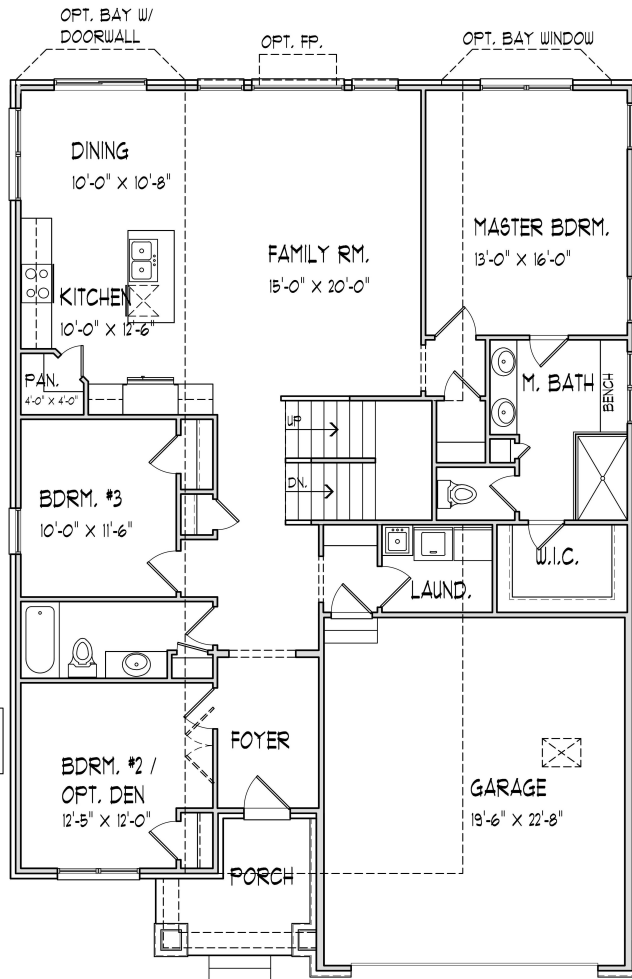


## THE HARTFORD RANCH

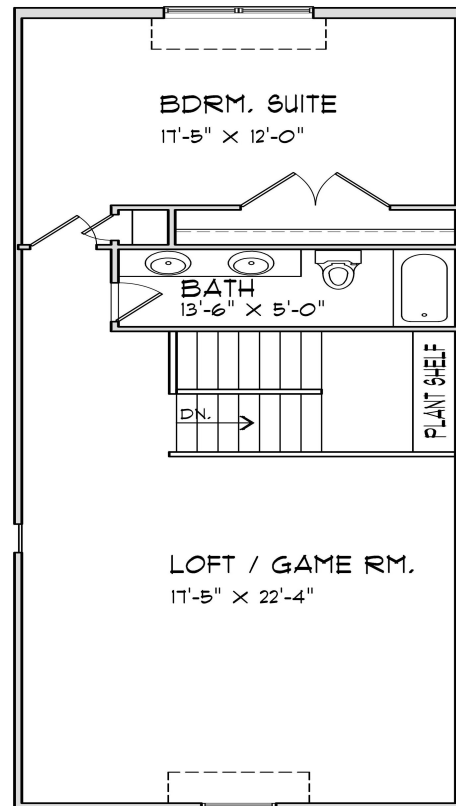
1,744 SF | 3 BEDROOMS | 2 BATHS | PRICED FROM \$279,990

The Hartford is a 1,744 square foot, 3 bedroom, 2 bath ranch craftsman-style home with spacious basement starting at \$279,990.

We also offer the Hartford with a finished second floor loft, another bedroom, and another full bath for a total of 2,581 square feet starting at \$319,990.



FIRST FLOOR



Hartford with finished loft, another bedroom, and another full bath.





## THE HARTFORD RANCH

1,744 SF | 3 BEDROOMS | 2 BATHS | 2 CAR GARAGE



Elevation 1: no additional elevation fee



Elevation 2: + \$4,725 elevation fee



Elevation 3: + \$6,825 elevation fee

Pricing as of 3/16/2018 - Subject to change without notice



7800 North Newburgh Road | Westland, Michigan 48185 | 734-956-6303 | [ClydeSmithFarms.com](http://ClydeSmithFarms.com)





# SITE PLAN

