DRAKESHIRE FARMS
In the Village of Almont

What's Included?

YOUR COMMUNITY:
Timeless exterior designs
Large lot sizes
Secure group mailboxes
Landscaped entrance, guard house, boulevards and street lighting
Concrete driveway full width of garage and service walk
City sidewalk
City water and sewer, underground utilities
Homeowners Association
Almont schools
Convenient location near M-53

EXTERIOR FEATURES:
Large covered front porches
Brick and/or stone on every elevation
Low maintenance vinyl siding and shakes per plan
30 year fiberglass dimensional shingles with ice shield
High performance, insulated solid vinyl windows, argon filled low E glass, size and style per plan
Two and one half car attached garage, fully drywalled and slick taped
16'x8' steel sectional embossed garage door
5" seamless aluminum gutters and downspouts
Steel insulated entry doors
Two frost free hose bibs

INTERIOR FEATURES:
Extra wide mouldings, base and casings; Windows jambed and cased
Masonite interior swing doors (painted)
Choice of painted or stained woodwork
Schlage door hardware
Choice of interior paint (standard selections)
Direct vent out fireplaces (per plan)
Premium vinyl and carpet
White ventilated wire shelving
9' ceilings on first floor (per plan)
First or second floor laundry per plan
Automatic smoke detectors to Code
Sump pump to storm drain
½" drywall glued and nailed

IMPRESSIVE KITCHENS:
Kraftmaid cabinets with custom layouts, dovetail drawers, undermount full extension hardware
Choice of laminate tops
Ductless hood fan, In-Sink-Erator Badger 1 disposal
Six cycle dishwasher
Stainless steel drop-in kitchen sink
Gas or electric appliance openings

LUXURIOUS MASTER SUITES AND BATHS:
Ceramic floors in main and master baths
Full size mirrors over all vanities
Master baths feature whirlpools and one piece fiberglass showers.
Lasco one piece fiberglass tubs
Single lever chrome faucets
China lavs
Elongated toilets
XPA composite water lines

ELECTRICAL:
150 amp underground electrical service
Backing for paddle fans in all bedrooms
Light fixture allowance
Two telephone jacks
Two cable T.V. jacks
Two exterior ground fault electrical outlets
Prewire for future garage door opener

ENERGY STAR PACKAGE: MONEY SAVERS!
Carrier 58 MCA 90+ energy efficient furnace
White Rogers 1F80-261 programmable thermostat
Windows: High performance, insulated Argon filled with low E glass
Wet sprayed cellulose wall insulation
R-38 blown-in cellulose insulation in attic
Exterior wall sill plates are caulked to subfloor
Nonexpansion spray foam applied around all windows, doors and electrical boxes
50 gallon Power Vent water heater
Independent insulation inspection
½" foam exterior wall sheathing with Tyvek, OSB on corners (R-2.9 or better)
.86 rating air exchange test at completion (blower door test)
Independent certification for Energy Star house
Total of R-15 or better composite on exterior walls
Carrier air conditioner with S.E.E.R. of 13

STRUCTURAL INTEGRITY:
10" thick poured concrete wall 8' high with rerod
Engineered steel I beam and columns for structural support
Advantech ¾" T&G subflooring glued and nailed
Interior partitions nailed and glued to subfloor
½" OSB roof sheathing with clips
16" on center wood framing on all interior and exterior walls
2"x10" floor joists, 16" O.C. or engineered floor system per Plan

Ask our Building Consultants about custom upgrades and options to personalize your home!

Note: Prices, plans and specifications subject to change without notice or obligation. Fritz Builders Inc. reserves the right to incorporate changes and revise design, features, prices and options from those in the original plan or model homes. Illustrations and dimensions are approximate.

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GENERAL INFORMATION

Unique Craftsman Style Homes
112 homesites to choose from
Many different floor plans and elevations
City water, sewer, underground electric and natural gas
Ranch, 1 ½ story and 2 story homes with full basements
Home sizes ranging from 1,724 to over 2,650 sq. ft.
Home and lot packages starting from the $250's
Association fee is $125/year
$500 refundable deposit holds your homesite choice

IN YOUR NEIGHBORHOOD

Supermarkets:
Almont IGA Foodliner, Country Corner Market

Restaurants:
The Huddle Bar & Grill, Maria's Place, Olde Town Pub, Troia's Place,
Charlie Brown's and assorted fast food chains

Schools:
Almont Community Schools, Junior/Senior High School,
Almont Elementary School, Orchard Primary School

Churches:
Almont New Church Assembly, First Congregational Church, First Baptist Church

Recreation:
Heather Hills Golf Course, Downtown Parks, Skyline Camp, Polly Anne Trail,
Almont Hideaway Lanes, General Squire Memorial Park

Other:
Henry Stephens Memorial Library
St. Joseph's Mercy North Macomb Health Center
Almont Post Office
Downtown Retail, Development, Professional and Banking services
Several local mini storage facilities

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