



# The Cottage Collection

## "The Brook View"

2,155 sq. ft.  
28' x 52'



*\*\*Brook View model home shown above is open for viewing at our Muskegon sales center.\*\**



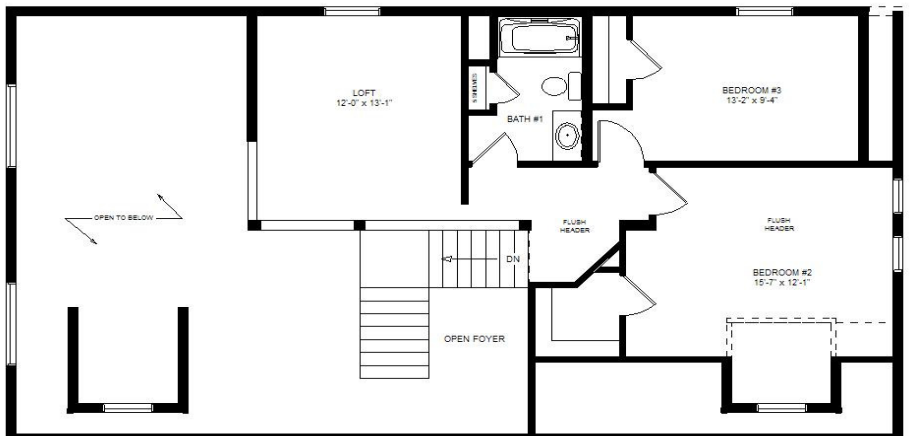
Estimated Cost for complete home construction: **\$ 183,500**  
*(See back for details)*



1st Floor



2nd Floor





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6420 E. Apple Ave., Muskegon, MI 49442

Western Michigan's premier custom home builder specializing in cottages, cabins, chalets, and vacation homes in addition to a wide range of beautifully crafted homes designed to make everyday luxury affordable again.

## ***Standard Home Package Specifications***

### FLOOR CONSTRUCTION:

2 x 10 floor joist - 16" O.C. (2x10 rim joist)  
3/4" T&G OSB floor decking glued and fastened

### EXTERIOR WALLS

**2 x 6 studs - 16" O.C.**  
Double 2 x 6 top and single bottom plates  
**9' wall height - 1st floor**, 8' wall height - 2nd floor  
7/16" structural OSB sheathing  
Green Guard house wrap  
1/2" drywall w/ smooth finish and one coat of primer  
Double 4" vinyl siding - *Mastic Carved Wood 44*  
Miratec (or cedar) 4" trim around all windows

### INTERIOR WALLS

2 x 4 interior wall studs 16" O.C.  
Single 2 x 4 top & bottom plates  
1/2" drywall w/ smooth finish and one coat of primer

### ROOF AND CEILING

12/12 roof pitch w/ 2x12 hand-cut rafters  
Full vaulted ceiling in great room & loft  
2 - 6' dormers (front), 1 - 38' shed dormer (rear)  
1/2" structural OSB roof decking  
15# felt paper underlayment  
Winterguard ice/water shield underlayment on eaves  
Certainteed Landmark 30 yr. architectural roof shingles  
Vented aluminum soffit system  
Aluminum roof edge and fascia and gable rakes  
18" eave overhang & gable end rake extension  
1/2" ceiling drywall w/ textured finish, one coat primer  
**1x6 Pine T&G paneling on vaulted/loft ceiling**

### **Options**

|                                    |           |
|------------------------------------|-----------|
| Cedar half-log siding:             | \$ 28,000 |
| Cultured stone fireplace:          | \$ 9,750  |
| Pine half-log siding - great room: | \$ 4,575  |
| 24'x24' attached garage:           | \$ 15,500 |
| Deck:                              | quote     |
| Screened Porch:                    | quote     |
| Sunroom/4-season room              | quote     |

### PAINT

All walls & ceiling finished w/ Builders White

### INSULATION

Exterior walls - R-21 spayed cellulose insulation  
Vaulted Ceiling - R-40 blown cellulose insulation  
Flat Ceiling - R-49 blown cellulose insulation  
Windows and rim joist - spray foam insulation

### EXTERIOR DOORS & WINDOWS

36" insulated fiberglass front door w/ 2 sidelites & oil-rubbed hardware  
32" insulated steel rear door w/ oil-rubbed bronze hardware  
Deadbolt locks on all exterior doors  
Atrium tilt-wash double hung, "low E" vinyl windows - white or clay

### INTERIOR DOORS AND TRIM

**Solid 6-panel knotty pine doors w/ oil-rubbed bronze hardware**  
**1x4 pine window/door casing, 1x6 white pine base trim**  
Interior trim and doors to be pre-finished clear-coated

### KITCHEN

Schrock Foundations Natural Maple cabinets  
High pressure laminate countertops (stainless steel sink)

### HVAC, PLUMBING & ELECTRIC

PEX plumbing (inc. 50 gallon electric hot water heater)  
High-efficiency furnace and all necessary ductwork included  
Electric wiring per code - Light fixture allowance (\$1,000) included

### MISC.

8' deep covered, wrap-around porch  
\*Cost estimate does not include the cost of floor coverings or appliances  
*Floor coverings as shown in Muskegon model: \$ 7,800*  
*Appliance allowance as shown in Muskegon model: \$ 4,000*

### **Site Preparation included in home estimate:**

8' poured concrete basement w/ poured floor\*  
\*price includes waterproofing & insulation to meet MI energy code  
On-site dumpster rental/jobsite clean up

### **Allowances included in home estimate:**

|                                    |          |
|------------------------------------|----------|
| Excavation allowance:              | \$ 4,000 |
| Septic allowance:                  | \$ 3,500 |
| Well allowance: <i>approx. 80'</i> | \$ 3,500 |
| Building Permits allowance:        | \$ 1,000 |

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