



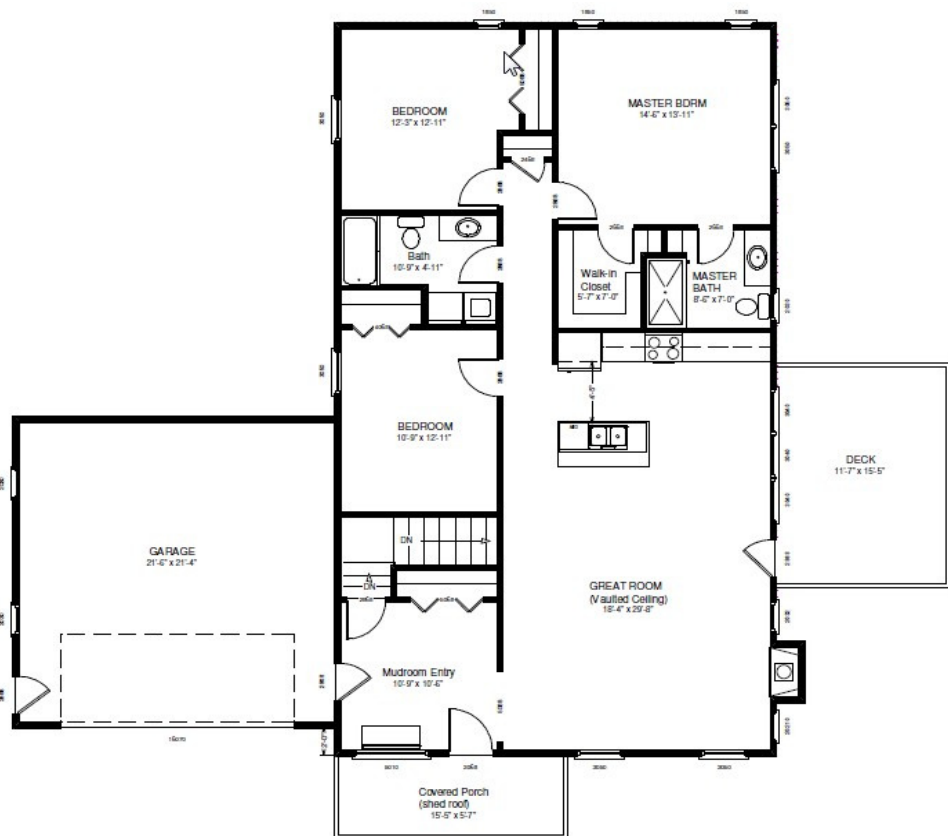
The Cottage Collection

"The Otsego"

1,560 sq. ft.
58' x 52'



Estimated Cost for complete home construction: \$ 140,000 *(See back for details)*



Options

- Deck
- Covered Deck
- Screened Porch
- Sunroom
- Cedar Siding
- Half-log siding
- Fireplace
- Pine T&G on vaulted ceiling





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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
8' wall height - 1st 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

8/12 roof pitch
Vaulted ceiling in great room - 5/12 pitch scissor truss
1/2" structural OSB roof decking
15# felt paper underlayment
Winguard ice/water shield underlayment on eaves
Certaineed 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

PAINT

All walls & ceiling finished w/ Builders White

INSULATION

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

EXTERIOR DOORS & WINDOWS

36" insulated fiberglass front door w/ oil-rubbed hardware
32" insulated steel rear door w/ oil-rubbed bronze hardware
Deadbolt locks at both ground-level exterior doors
Atrium tilt-wash single hung, "low E" vinyl windows - white or clay

INTERIOR DOORS AND TRIM

Solid 6-panel 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.

6'x14' covered front porch w/ cedar posts & galvanized steel roof
Cedar/galvanized steel "eyebrows" over front windows/garage door
22'x22' attached garage included

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/job site clean up

Allowances included in home estimate:

Excavation allowance:	\$ 4,000
Septic allowance:	\$ 3,500
Well allowance: approx. 80'	\$ 3,500
Building Permits allowance:	\$ 1,000

*Cost estimate does not include the cost of floor covering or appliances.

*Shed dormer shown in picture not included