



The Cottage Collection

"The San Juan"

1,776 sq. ft.

464 sq. ft. - Bonus Room

2,240 total available sq. ft.

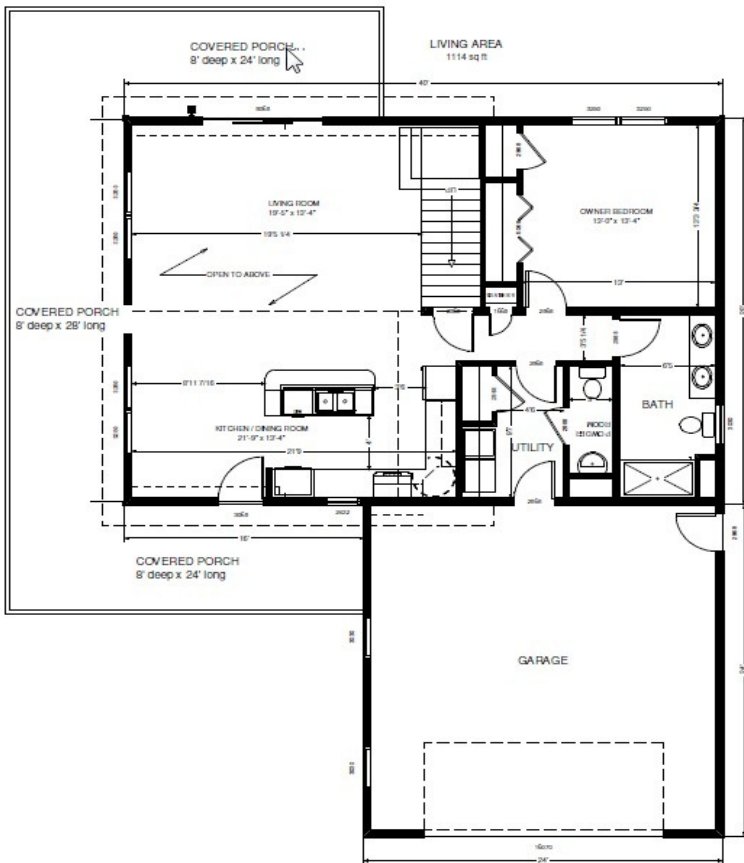
60' x 48'



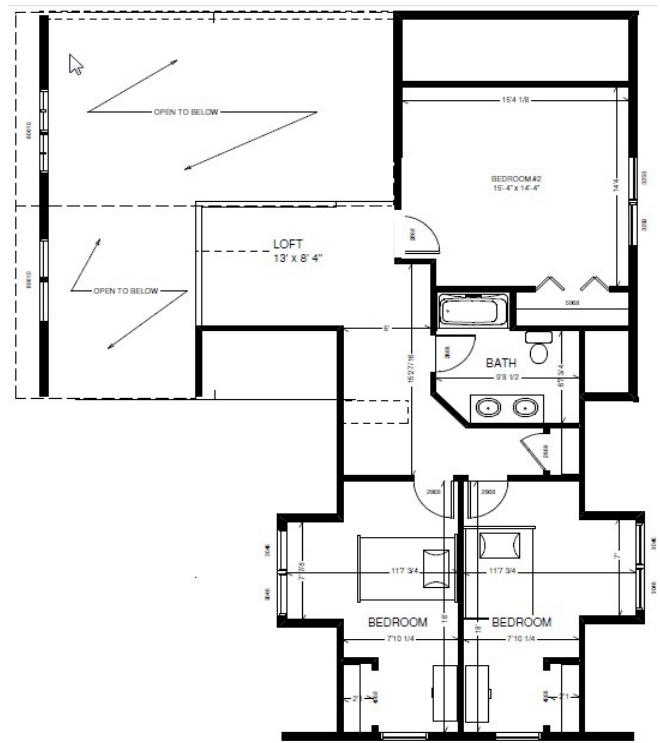
Estimated Cost for complete home construction: \$ 215,000 (See back for details)

Classic cottage style home with full vaulted ceilings, a wrap-around porch, & room to expand with a finished bonus room over the garage or a walkout basement.

1st Floor



2nd Floor



Options

- Deck
- Screened Porch
- Fireplace
- Finished Bonus Room
- Half-log Siding
- Pine T&G on vaulted ceiling



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6420 E. Apple Ave., Muskegon, MI 49443

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 Ovation*

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

1/2" structural OSB roof decking

15# felt paper underlayment

Winterguard ice/water shield underlayment on eaves

Certaiteed 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

**Cost estimate does not include the cost of floor covering or appliances. 10' dormer not included.*

Site Preparation included in home estimate:

8' poured concrete basement w/ poured floor

On-site dumpster rental and jobsite clean up included

Excavation allowance: \$ 4,000

Septic allowance: \$ 3,500

Well allowance: approx. 80' \$ 3,500

Building Permits allowance: \$ 1,000

PAINT

All walls & ceiling finished w/ Builders White

INSULATION

Exterior walls - R-21 sprayed 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/ oil-rubbed hardware

32" insulated steel rear door w/ oil-rubbed bronze hardware

Deadbolt locks at both ground-level exterior doors

Atrium tilt-wash double 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 Entra "Guthrey" 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

Cedar/galvanized steel "eyebrows" over front windows/garage door

24'x24' attached garage included



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