



# The Cottage Collection

## "The Otsego"

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



Estimated Cost for complete home construction: \$ 190,000

(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 49443

Western Michigan's premier custom home builder specializing in cottages, cabins, chalets, and vacation homes in addition 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  
Winterguard 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

### Site Preparation included in home estimate:

8' poured concrete basement w/ poured floor\*

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

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 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**

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

*\*Shed dormer shown in picture not included*