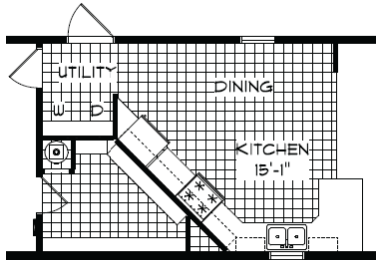




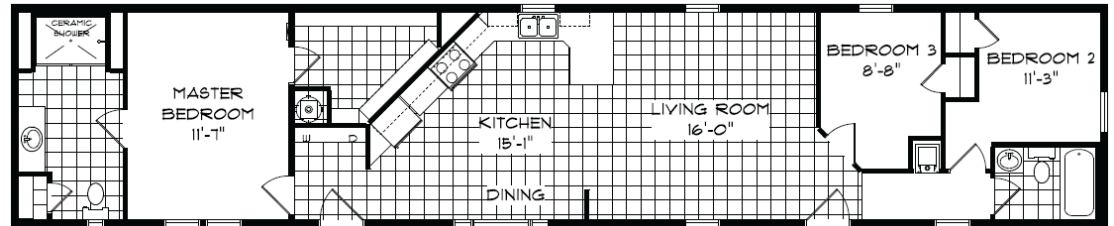
#13

PINE GROVE

3744 N US 31 South • Traverse City, Michigan 49684 • 231-947-6561



*Optional Reverse
Kitchen Layout in Lot
Model



Mansion 8085 Single Section Home
16' x 76' 3 bedroom 2 bathroom 1,165 sqft

COLORS

Exterior

Siding.....Graphite Grey
Trim.....White
Lineals.....White
Roof.....Onyx Black

Interior

Master Bath Countertop.....Quartz Frost
Guest Bath Countertop.....Quartz Frost
Kitchen Countertop.....Cipollino

Interior

Drywall..... Grey
Cabinets - Hardwood..... Timberwolf
Appliances..... Black
Carpet..... Classic Grey
Kitchen Backsplash..... Black
Master Bath Backsplash..... Chalkboard
Guest Bath Backsplash..... Chalkboard
Laminate Floor..... London Fog

PINE GROVE HOMES • 80 Years Strong



STANDARD FEATURES

3/12 Roof Pitch
 Perimeter Heat Registers
 8' Walls with Flat Ceilings
 5/8" OSB T&G Floors Attached with Ring Shank Nails
 7/16" OSB Sheathing Wrapped Ext. Walls
 40 Gallon Electric Water Heater
 Trane Gas 95% Efficient Furnace
 36x80" 6 Panel Front Door w/ Steel Jamb & Deadbolt
 60" Vinyl Thermopane Windows
 16oz Plush Carpeting
 5# Rebond Carpet Padding
 Metal Carpet Transition bars from Carpet to Lino
 Hidden Hinges
 Entry Foyer at Front Door
 Hardwood Cabinets
 30" Lined Overhead Kitchen Cabinets

2x6 Exterior Wall
 Adjustable Shelving in Overhead Kitchen Cabinets
 2" Crown molding on Overhead Cabinets
 2" Commercially Edged Counter Tops
 Pre-Hung Embossed Interior Doors
 25 Year Shingles Attached w/ Nails
 2" Window Blinds
 White Lineals on All Windows
 60" Fiberglass Bath Tubs



OPTIONAL ITEMS IN MODEL HOME

30/30 100 Amp.....	\$105
Black Pipe 100 AMP GAs Furnace and Range.....	\$900
Drawers in Main Bath Vanity.....	\$465
Ceramic Shower.....	\$1,895
Floor Joist Reinforcement.....	\$95
Hall Window 30x36.....	\$225
2x6 Walls with R-21 Insulation.....	\$450
R-38 Roof Insulation.....	\$304
Programmable Thermostat.....	\$100
6 Panel Exterior Door.....	\$305
White Lineals on all Windows.....	\$125
Picture Window 80x60 (w/o Blinds).....	\$405
Refrigerator Side x Side w/ Ice.....	\$595
House Wrap.....	\$135
3/4" Extra Conduit in Breaker Box.....	\$350
Shirt & Skirt Shelving Per Wall.....	\$30
LED Can Lights.....	\$160
Lever Door Handles.....	\$25
Water Line Shutoffs T/O.....	\$65

Kitchen Enhancement Pkg.....	\$565
-Crescent Countertop Edging	
-Microwave Installed	
-42" Kitchen Overhead Cabinets	
-Timberwolf Cabinets (Grey Hardwood 42" cabs)	
Mansion Elite Pkg - White Trim/Doors.....	\$2195
-Drywall T/O	
-White Ceiling Cove	
-White Door Casing	
-White Baseboard Molding	
-White Coach Light Front & Rear Door	
-Shutters Front Door Side & Hitch	
-R-30 Roof	
-40 Gallon Electric Water Heater	
-Outside Faucet	
-Commercial Edged Countertops w/ Ceramic Backsplash	
-Deluxe Dishwasher	
-Stainless Steel Kitchen Sink	
-China Sink in each Bath	

Total of Home as Shown.....\$87,500



©08/2026

3744 N US 31 South • Traverse City, Michigan 49684 • 231-947-6561

pinegrovehousing.com

Matt Black • Rick Newman • Jon Newman • Evan Williams