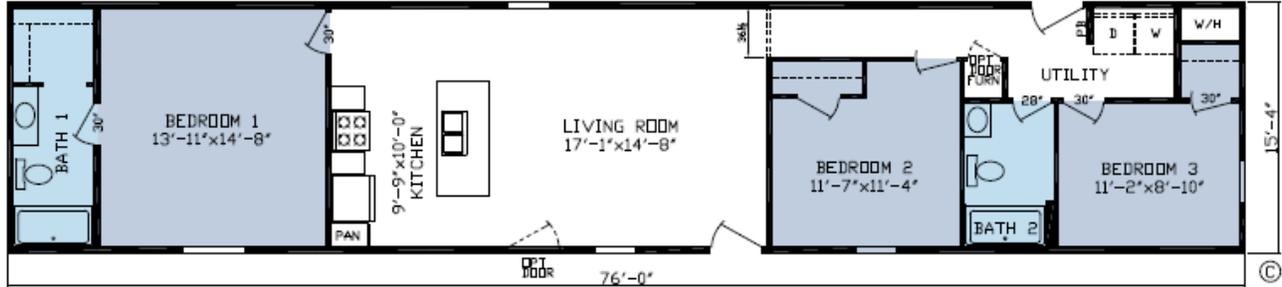




PINE GROVE

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



THE RAINIER - 16x76 - Model 27505 - 3BR / 2BA - 1165 Sq Ft



COLORS

Exterior

- Siding.....Harvard Slate
- Trim.....White
- Lineals.....White
- Roof.....Rustic Black

Interior

- Master Bath Countertop.....Aluma Marble
- Guest Bath Countertop.....Aluma Marble
- Kitchen Countertop.....Aluma Marble

Interior

- VOG.....Glo Platinum
- Cabinets - Hardwood.....Rustic Shore
- Appliances.....Stainless Steel
- Laminate Floor.....Vintage White



STANDARD FEATURES

3/12 Roof Pitch
 Foam Sealant Air Infiltration Barriers
 8' Walls with Flat Ceilings
 5/8" OSB T&G Floors Attached with Ring Shank Nails
 7/16" OSB Sheathing Wrapped Ext. Walls
 30 Gallon Electric Water Heater
 Trane Gas 95% Efficient Furnace
 36x80" Front Door w/ Steel Jamb & Deadbolt
 60" Vinyl Thermopane Windows
 13oz 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

2x4 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



OPTIONAL ITEMS IN MODEL HOME

Furnace LP Conversion Kit.....	\$75
Perimeter Heat.....	\$420
Wire, Brace, & Switch for Ceiling Fan.....	\$70
Water Shut Off Valves T/O.....	\$110
Exterior Coach Light.....	\$15
9-Lite Fiber Glass Exterior Door.....	\$100
Roof Load - 30lb.....	\$400
Exhaust Fan w/ Light (2x).....	\$80
Exterior Frost Free Faucet (2x).....	\$130
9" Deep Stainless Steel Sink.....	\$70
White Lineals on all Windows.....	\$50
Water Shut Off Valve Easy Access.....	\$135
40 Gal Elect. Water Heater.....	\$122
Hardwood Cabinets.....	\$1,095
Mirror-Lavy-Framed (2x).....	\$80
60"x30"x76" 2-Seat Shower w/ Door.....	\$395
LED Can Light Package (5x).....	\$250
Black Ceiling Fan w/ Light kit.....	\$225
Roof Jack Extension.....	\$75
R38 Ceiling Insulation.....	\$303
2"x6" Sidewalls with R19 Insulation.....	\$1,140
60" Shower IPO 60' Fiberglass Tub.....	\$495

Hardware - Cabinet Pulls - Brushed Nickel.....	\$140
Overhead Cabinet - Over Refrigerator.....	\$110
Panel Box Cover.....	\$135
Molding - Door & Window Casing - 2 1/4" Brick SW.....	\$275
Exterior Patio Slider - 72"x80" w/o Grids.....	\$995
Interior 2-panel Door (7x).....	\$252
Dishwasher - Quiet Partner Stainless Steel.....	\$568
Range - Gas - Stainless Steel.....	\$100
Refrigerator - 18CF - Stainless Steel.....	\$120
Exterior Door - Relocate.....	\$170
Window - Relocate (2x).....	\$220



Home Price.....\$75,800

