



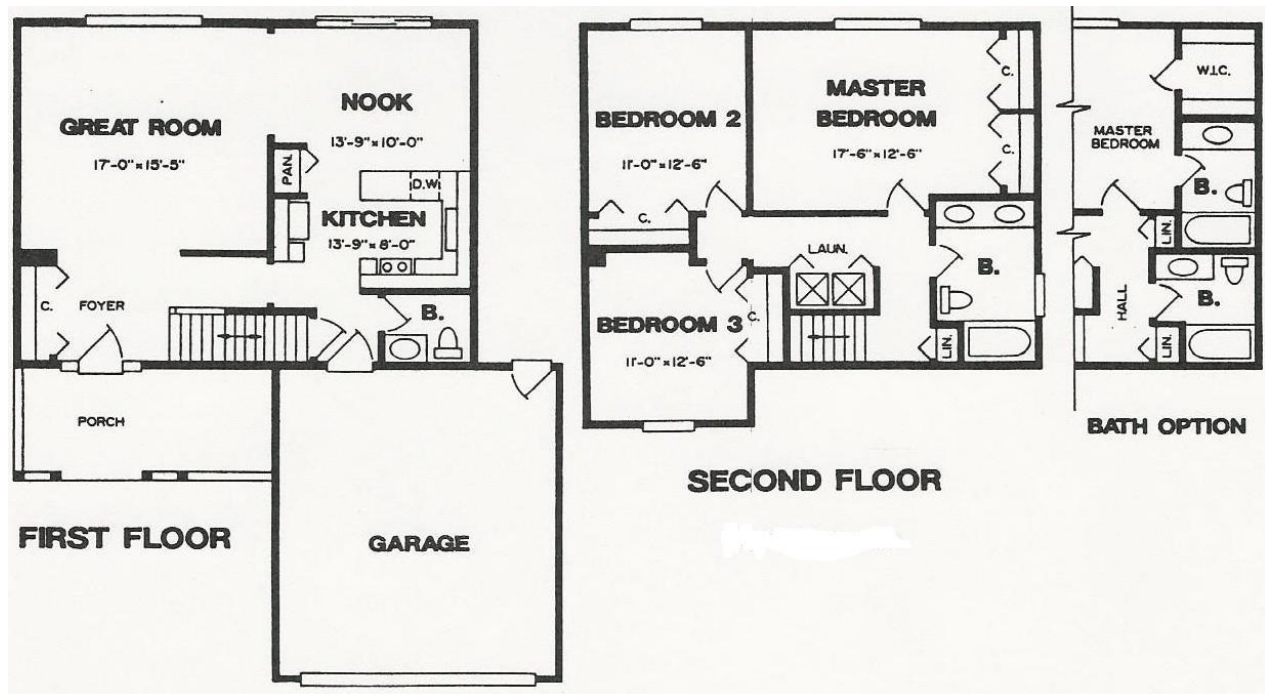
1,585 SQ. FT.
2-Story
3 Bedrooms
1.5 - 2.5 Baths
2 Car Garage

The Banbridge II "Elevation A"
39611 Lakeshore Drive, Harrison Twp, MI 48045

Home and improvements only - \$183,900.00 – READY TO BUILD
Call Paul Linville at 586-822-7744 for lot pricing.



Floor Plan



122 S. Rawles St. Suite 120 • Romeo, MI 48065 • 586-752-6593 • www.fritzbuilders.com •



Prices, plans and specifications are subject to change without notice or obligation.



Phone: (586) 752-6593 • Email: info@fritzbuilders.com • Fax: (586) 589-5922
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Build this home, another Fritz home or let us build your plan!
Visit www.fritzbuilders.com for more home styles and information!

ADDITIONAL FEATURES INCLUDED IN HOME & IMPROVEMENTS: \$183,900.00

EXTERIOR FEATURES:

1. Two car garage.
2. Louvered Shutters on front elevation.
3. Sidelights each side of front door.
4. 8 ft. deep porch.
5. Solid vinyl windows. Grills between glass front elevation.
6. Aluminum & vinyl trim.
7. Crawl space.

INTERIOR FEATURES:

1. Second floor laundry.
2. Master Bath option.
3. Prefinished Maple flooring in foyer, foyer closet, hall to kitchen, entry off garage, lav, kitchen and nook. Balance of floors have a floor covering allowance.
4. Tile main and master bath floors.
5. Granite counter tops throughout.
6. Cabinets: Lafata, raised panel oak or maple with self close drawers. Snack bar in kitchen.
7. Electrical: 150 amp service.
8. Light fixture allowance.
9. 5 ft. one piece fiberglass tubs.
10. Central Air

LOT AMENITIES: Refer to Paul Linville at Advantage Realty, Inc. for purchasing property.

Website: www.topdollarpaul.com **Phone:** 586-822-7744 **Email:** paullinville@gmail.com

1. Lot size: 58' x 150'
2. City water and sewer.
3. Natural gas.
4. 16' wide cement drive to street.
5. Underground Electric.
6. Harrison Twp.

***View next page for Standard Features included in this home.
Many options available.***

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STANDARD FEATURES IN THIS HOME UNLESS OTHERWISE SPECIFIED:

1. **FOUNDATIONS:** 8" poured walls, frame, approximately 4' high plus or minus mud sill. Two ½" rods in footings and one ½" rod in wall.
2. **EXTERIOR WALLS:** 2x4. Double 4 vinyl siding. Sheeting is 7/16 OSB with house wrap.
3. **SUBFLOORING:** 3/4" T&G, Weyerhaeuser Edge Gold, OSB glued, nailed and screws used as needed.
4. **ROOFING:** Sheeting ½" OSB with clips. Clips are used for spacing and added strength. Felt and ice shield (first row) under shingles. Shingles are fiberglass dimensional with a 30 Year Warranty.
5. **GUTTERS AND DOWNSPOUTS:** Seamless aluminum with baked on enamel.
6. **DRYWALL:** ½" glued and screwed on walls, 5/8" on ceilings.
7. **DECORATING:** One prime and one finish coat of latex flat enamel. Walls one color with white ceilings.
8. (A) **INTERIOR DOORS:** Two or six panel hollow core masonite. Painted
(B) **INTERIOR TRIM:** 2 ¼" casing, 3" base. Both OG style pine. Choice of clear pine stained or finger jointed pine, painted.
9. **WINDOWS:** Jeld-Wen, solid vinyl. Style and grills, if any, per plan. Low-E insulated glass with screens. Sills are pine, painted or stained. Basement windows: One operating, balance glass block.
10. **EXTERIOR DOORS:** Insulated fiberglass, choice of standard selection. Any glass is also insulated.
11. **CORNICE:** Fascia and frieze boards are 7/8" rough sawn spruce. Soffit material is 3/8" rough sawn plywood. Porch ceilings, if any, are 7/16" factory primed textured panel. All cornice is stained one coat of solid color.
12. **CABINETS:** Lafata (Allowance for all cabinets and tops, install of cabinets by builder.)
13. **FLOOR COVERING:** Tile in main and master baths, if any. Carpet and vinyl is figured for balance of house. (Allowance.)
14. **PLUMBING:** Kitchen sink is stainless steel, bath sinks are rimless china, choice of white or bone. Bathtub or shower is one piece fiberglass. Toilets are two piece elongated 1.6 gallon flush. Kitchen and bath faucets are Delta single lever chrome, with sprayer at kitchen sink and scald guard faucet for tubs and showers. 50 gallon power vent gas water heater. Two hose bibs. Sump crock with submersible pump. XPA composite water lines and plastic drain lines. 1" main for water supply. Cleanouts for interior drain tile.
15. **HEATING:** Gas forced air system. 95+ furnace with "Nest" learning thermostat. All duct joints mastic sealed.
16. **ELECTRICAL:** House wired to Code. Two exterior plugs; plug for future garage door opener; smoke/CO2 detectors in each bedroom and on each floor including basement, hard wired to each other with battery backup. Backing for future paddle fans in all bedrooms. Minimum 150 amp panel. Whole house surge protector.
17. **LIGHT FIXTURES:** Supplied by Purchaser, installed by Builder. (Allowance)
18. **INSULATION:** Exterior walls R-13 fiberglass. Flat ceilings are R-38, 10" loose-fill cellulose blown. Interior basement walls R-10, 4' high fiberglass hanging blanket.
19. **SPECIAL EQUIPMENT:** Exhaust fans in all baths vented to exterior. 30" two speed ductless hood fan with light. Garbage disposal.
20. **GARAGES** are fully drywalled and taped, not finish coated or painted. Garage doors are raised panel steel sectional, with one opener.
21. **ENERGY EFFICIENCY:** Independent energy code analysis. Energy sealing of home at rough frame stage, and drywall stage. Blower door test at completion with energy compliance certification.
22. **MISCELLANEOUS ITEMS:** (A) Stair treads are glued to risers. (B) Basement beams and posts are painted. (C) Interior partitions are glued to floor. (D) Mirrors over vanities. (E) Dryer vent is installed (F) Wood shelving with poles in closets. (G) Gas or 220 outlets for dryer and range.

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