

Enjoy these standard features in every *Lyon Ridge II & III* home

HEALY HOMES LLC (248) 773-7572

Gourmet Kitchen Features

- Granite countertops with snack bar overhang
- 42" Upper cabinets and crown molding
- Appliances: Stainless Steel dishwasher, gas or electric range, and microwave
- Quality Cabinets® with Classic Maple, Birch or Oak cabinetry in a variety of finishes
- Stainless steel under mount sink with 1/3 hp garbage disposal
- Single-lever chrome faucet with pull out sprayer
- Center island - per plan
- Built-in pantry with swing door per plan

Exterior Features

- Silverline by Anderson® insulated vinyl windows with screens in white or almond
- Brick and rigid cement board siding on whole house
- Muntin bars on all windows
- Attached three-car garage dry-walled to code
- Insulated steel entry doors
- 8'6" Poured basement wall height
- 10" thick basement walls
- Dimensional asphalt singles, 30 year warranty
- Deadbolt on both entry doors
- Concrete driveway and walkway
- Custom limestone address block
- Dimple board water proofing on basement walls
- Sod and sprinklers on entire lot

Bathrooms

- Granite countertop in master and powder room
- Chrome fixtures in all baths
- Anti-scald tub and shower controls
- Dual sinks in master bath
- Laminate countertops in common bath
- 36" Mirrors above vanities
- Quality Cabinets® with Classic Maple, Birch or Oak cabinetry in a variety of finishes
- Obscure glass shower door in master bath
- Exhaust fans in all baths
- Soaking tub in master bath with separate tiled shower walls with pre fab pan floor

Trim Features

- 9' Ceilings on the 1st floor with taller windows
- 8' Ceilings on the 1st floor for ranch models
- Interior door finish is a smooth or grain finish
- 36" Gas fireplace with custom full-surround mantle and ceramic tile facing(12x12 tile only)
- Tray or Vaulted ceiling in master bedroom
- Oil rubbed bronze lever door knobs throughout
- 8' Interior doors on first floor
- Stepped ceiling in dining room
- Thicker and wider base/casing on first floor
- Dining room crown, chair, and picture molding
- 2 Tone paint, trim one color and walls and ceiling another(1st three selections color display)
- Two rounded columns (Silverleaf only)
- Choice of rounded or square drywall corners on first floor
- Built in seat by hallway off garage per plan(not on ranch plans)
- Crown molding detail on the front door

Plumbing Features

- 50 Gallon direct vent gas hot water heater
- 2 Exterior water spigots
- Waterline plumbed for homeowners refrigerator

Flooring

- 12" x 12" Ceramic tile in master and main bath
- Bruce® oak hardwood flooring in the powder room, foyer, halls, kitchen and nook
- Armstrong® vinyl flooring in the laundry room
- Mohawk® carpeting with Stainguard® with 5 lb pad throughout
- Floors are glued, nailed and screwed

Laundry

- First or second floor laundry - per plan
- Washer and dryer connections with vent
- Laundry tub

Electrical Features

- Three recessed lights
- Exterior lighting - at exterior doors and carriage lights on garage
- Two exterior GFI outlets
- Liftmaster® ½ hp garage door opener with two remotes
- Smoke detectors with battery back-up in all bedrooms and on each floor
- Ceiling lights in all bedrooms
- Lighting allowance
- Ceiling fans prepped and installed in master and great room
- 6 CAT-5E high speed phone lines and or cable lines
- 150-Amp electrical service

Heating and Insulation Features

- 92% Energy efficient forced-air furnace
- Blown-in cellulose insulation: R-13 in walls and R-38 in ceiling
- Exterior house wrap
- Energy Certified Home
- Programmable Thermostat
- Sealed duct work
- Low E Glass on windows
- Air conditioning

Community Features

- Community sidewalks throughout.
- Perimeter and city sidewalks
- Township community water and sewer
- Highly acclaimed South Lyon schools
- 12 Month Warranty
- Low Lyon Township tax rates
- Healy Homes pays all transfer tax and special assessments

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