

# OUTSTANDING FEATURES



## ARCHITECTURAL DESIGN

- Ranch and Cape Cod home plans and elevations thoughtfully designed specifically for AP Builders
- 2-full baths + 1 powder room per home plan
- Spacious open floor plan designs that connect common areas for larger living spaces
- Professionally designed exterior color packages for beautiful curb appeal

## STRUCTURAL FEATURES

- 7'10" poured concrete foundation basement walls for a superior foundation
- Watchdog Waterproofing<sup>®</sup> features a flexible, polymer-enhanced waterproofing membrane to seal out water penetration protecting your foundation. 10-year transferable performance warranty
- **Engineered I-Joist floor systems eliminates squeaky floors with limited lifetime warranty**
- **AdvanTech<sup>®</sup> engineered subfloor specifically engineered to combine industry-leading strength, superior moisture resistance and installation ease. Best for a quiet, stiff floor. Lifetime warranty**
- Engineered Roof Truss system (per plan) provides stronger roof structure than traditional framing creating a fully engineered, structurally sound home
- **3-piece rough plumbing in lower level**
- Egress window well included in lower level
- **Professional Warranty Service Corporation<sup>®</sup> 10-Year Transferrable Limited Lifetime Warranty**

## EXTERIOR FEATURES

- Aluminum clad wood windows give the look of wood on the interior, but with less exterior maintenance.
- Brick and low-maintenance vinyl siding (including fascia and soffits) for durability and elegance
- Masonry stone exterior (per elevation)
- Dimensional shingles with 30-year warranty provides watertight protection for your home
- Glass block windows in basement allow in light while also offering privacy and security
- DuPont<sup>™</sup> Tyvek<sup>®</sup> HouseWrap<sup>®</sup> air/moisture barrier keeps out air/moisture while allowing water vapor to escape
- Drywalled, attached 2-car front entry garage
- Stone address marker
- Sherwin Williams<sup>®</sup> paint
- Seamless aluminum gutters
- **25-gauge sectional garage doors provide strength, security, & energy-efficiency. Chain-driven garage door opener.**
- Concrete driveways
- Concrete walkways from drive to front porch
- Two frost-free hose bibs
- Two weatherproof exterior electrical outlets
- Porch and two garage coach lights (per elevation)
- Shutters for added architectural detail (per elevation)

## IMPRESSIVE KITCHENS

- Beautifully crafted Masco Quality Cabinetry 36-42" staggered upper cabinets (per plan)
- Gorgeous and durable 1 1/4" natural granite countertops
- Stainless steel undermount sink
- 1/3 HP garbage disposal
- Spacious walk-in pantry (per plan) for ample storage
- **Whirlpool<sup>®</sup> appliances: built-in oven/microwave, dishwasher, drop-in gas cooktop, and vented hood to exterior**
- Recessed lighting (per plan)
- Water line prep for refrigerator

## LAUNDRY

- Gas line for dryer
- Utility sink with cabinet



# Forest Edge NORTH

## LAVISH MASTER BATHS

- Beautiful tile flooring (per plan)
- Semi-frameless shower door. Ceramic tile walls, floor, recessed niche, and tiled seat
- Delta® plumbing fixtures and faucets
- Taller, double vanities with undermount sinks and 1¼” granite countertops
- Built-in make-up vanity
- Elongated, comfort-height toilet
- 42” mirrors

## SECONDARY BATHS

- Beautiful tile floors
- Fiberglass tub with the modern look of tile for easy maintenance.
- Taller vanity with undermount sink(s) and 1¼” granite countertops
- 42” mirrors
- Elongated, comfort-height toilet

## POWDER

- Beautifully engineered hardwood flooring
- Taller cabinet vanity sink with beautiful granite countertop
- 42” mirror
- Elongated, comfort-height toilet

## INCREDIBLE INTERIORS

- 9’ first floor ceilings and decorative ceilings (per plan)
- **Two-panel, 8’ solid core wood interior doors throughout first floor**
- **Beautifully engineered hardwood flooring: foyer, powder room, family room, kitchen, dining room, and family foyer**
- Tile in laundry and bathrooms for easy maintenance and durability
- 40” direct vent gas fireplace with timeless marble surround and custom wood mantle
- Schlage® lever-style door handles in brushed chrome
- One phone, three cable and two network jacks
- Ceiling fan prep in master suite and family room
- Three-tone (walls, ceiling, trim) Sherwin Williams® paint throughout
- Overhead lights in secondary bedrooms
- **Stained wood railing staircase with beautiful wrought iron spindles**
- Shaw® carpet with 6 lb. padding
- Pre-wired alarm package

## ENERGY EFFICIENCY

- Energy Certified seal and caulk
- Tyvek® house wrap to help reduce energy costs for heating and cooling
- **96% efficiency gas forced furnace for better performance, efficiency, and money saving**
- **Central air conditioning**
- Humidifier included
- Sump pump included
- **Blown-in cellulose insulation in walls and heated ceiling areas for excellent insulation and energy efficiency**
- 50-gallon high-efficiency water heater
- Two-year mechanical systems warranty

## COMMUNITY

- Minutes from Downtown Northville
- Access to the community pathway connecting to Northville’s scenic trail system
- **Highly acclaimed Northville Schools**