

Eagle Springs

Exceptional Features

The Perfect Setting

- ‡ City water and sewer services
- ‡ Coveted Milan Schools
- ‡ Conveniently located to Ann Arbor, shopping districts and expressways
- ‡ Neighborhood sidewalks throughout
- ‡ Underground utilities

Low Maintenance Exteriors

- ‡ Professionally coordinated brick, aluminum trim and wood, and maintenance-free vinyl siding and soffits
- ‡ Fully-graded home site with concrete driveway, sidewalk, and an attached two-car garage
- ‡ Maintenance-free insulated low-e vinyl windows with screens
- ‡ Decorative mullion bars for front windows
- ‡ Six panel steel entry doors with sidelight (per plan)
Exterior coach lights at front, garage, and rear doors
- ‡ Embossed steel sectional garage door pre-wired for automatic door openers
- ‡ Certainteed 25 year “seal-tab” shingles
- ‡ Waterproof exterior electrical plugs
- ‡ Two car garage – drywalled and taped
- ‡ Two exterior frost-free faucets
- ‡ Seamless gutters and downspout system

Built for a Lifetime

- ‡ Hand-built construction with the finest lumber
- ‡ 3/4 inch tongue and groove OSB sub-floor glued and nailed with a final screw application for maximum squeak resistance
- ‡ Steel I-beam for structural support and wood joist floor system for a quieter, more dimensionally stable floor
- ‡ Fully excavated lower level with quality concrete poured foundation walls and floor
- ‡ Low voltage wiring for phones (2) and cable service (2) outlets
- ‡ 150-Amp electrical service
- ‡ Smoke detectors in all bedrooms and on all floors with battery safety back-up

Exceptional Interior Appointments

- ‡ Three and four bedroom plans
- ‡ Luxurious, Shaw stain-resistant carpet and padding
Volume ceilings (per plan)
- ‡ Wood foyer and powder room floors (per floor plan)
- ‡ Direct vent gas fireplace with mantel and beautiful slate hearth and surround
- ‡ Elegant six-panel interior doors by Masonite
- ‡ Painted OG trim molding
- ‡ Brass finish interior door hardware and coordinating designer lighting package
- ‡ Premium Sherwin-Williams interior paint

Quality Kitchen and Bath

- ‡ Well-appointed kitchens with premium oak or birch Aristokraft cabinetry
- ‡ Mansfield fixtures and faucets by Delta
- ‡ Double compartment stainless kitchen sink
- ‡ Convenient center preparation island (per floor plan)
- ‡ Hotpoint dishwasher and electric range
- ‡ In-Sink-Erator disposal system
- ‡ Recirculating range hood fan
- ‡ Quality Wilsonart laminate countertops
- ‡ Premium Mannington no-wax flooring in kitchen, nook and laundry rooms
- ‡ Ceramic tile flooring - main & master baths
- ‡ Obscure glass shower doors in master bath
- ‡ Bathroom fixtures by Mansfield and faucets by Delta/Moen. Mirrors in all baths

High-Efficiency Mechanical and Insulation

- ‡ 90-plus energy efficient furnace and duct system sized for future central air conditioning installation
- ‡ Energy efficient R-13 wall and R-30 ceilings
- ‡ Tyvek House Wrap to reduce air and moisture infiltration
- ‡ 40-gallon direct vent hot water heater