

# Lincoln Pines

## *Exceptional Features*

### *The Perfect Setting*

- ‡ City water and sewer services
- ‡ Low township taxes
- ‡ Coveted Lincoln Schools
- ‡ Conveniently located to Ypsilanti, Ann Arbor, shopping, universities and expressways
- ‡ Underground utilities

### *Low Maintenance Exteriors*

- ‡ Professionally coordinated brick and trim stain, and maintenance-free vinyl siding
- ‡ Fully-graded homesite with concrete driveway and service walk
- ‡ Maintenance-free insulated, low-e glass vinyl windows with screens
- ‡ Decorative mullion bars in 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
- ‡ Underground utilities
- ‡ Two car garage – drywalled and taped
- ‡ Front and rear G.F.I. electrical outlets
- ‡ 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) 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, stain-resistant carpet and padding
- ‡ Wood foyer and powder room floors (per plan)
- ‡ Volume ceiling in kitchen and great room (per plan)
- ‡ Wood burning fireplace and wood mantel with beautiful slate hearth and surround
- ‡ Elegant six-panel interior doors by Masonite
- ‡ Two-tone painted trim molding and walls
- ‡ Painted OG trim molding
- ‡ Brass finish interior door hardware and coordinating designer lighting package
- ‡ Sherwin-Williams interior paint selections

### *Quality Kitchen and Bath*

- ‡ Well-appointed kitchens with premium Aristokraft oak or birch cabinetry
- ‡ Mansfield fixtures and faucets by Delta
- ‡ Double compartment stainless kitchen sink
- ‡ Convenient center preparation island (per design) Hotpointe dishwasher and electric range
- ‡ In-Sink-Erator disposal system
- ‡ Recirculating range hood fan
- ‡ Quality Wilsonart 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 fixtures and faucets by Delta. Mirrors in all baths

### *High-Efficiency Mechanical and Insulation*

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