

# ***Middlebrook Meadows***

## ***Outstanding Features at No Extra Cost***

### **Community Highlights**

- Beautiful, rolling country lots
- Private wells and septic sewer
- Underground utilities
- Paved roads
- Close to Ann Arbor, Saline, Tecumseh
- Close to lakes and recreation areas
- Grading of construction area for positive drainage

### **First Impressions Last**

- Attached two car garage
- Maintenance free vinyl siding
- Asphalt driveway, concrete porch and walks
- Your choice of low maintenance or traditional painted exterior trim
- Asphalt seal tab shingles in a wide selection of colors
- Window grids and vinyl shutters per elevation
- Your choice of hardwood flooring or mud set ceramic tile in the foyer and powder room per plan

### **Interior Appointments and Conveniences**

- Dramatic vaulted ceilings per plan
- Overhead lighting in bedrooms excluding the master
- Designer lighting package
- Direct wired smoke detectors with battery backup
- 40 gallon gas water heaters
- 150 Amp electrical service
- Prewire for garage door opener
- Choice of location for (3) cat-5 phone outlets and (3) cable outlets
- Six Panel interior doors
- Full Basements with 7'10" ceilings

### **Energy Wise Amenities**

- R-15 wall and R-30 ceiling insulation
- Energy efficient windows with low E , Argon gas and screens
- Steel insulated entry door
- Efficient gas forced air furnace
- 10" poured concrete basement walls
- Natural fireplace with ceramic hearth per plan

### **Kitchens To Pamper The Chef**

- Self-cleaning electric range
- Dishwasher, disposal and ductless hood fan
- Wide selection of Merrilat cabinetry
- Convenient island prep center per plan
- No wax resilient flooring
- First floor laundry with dryer vent and 220-volt plug per plan
- Spacious pantry in selected plans
- Phone desk with organizer in selected plans

### **Baths With A Splash of Excitement**

- Lavish master suites with walk-in closets per plan
- Mud set ceramic tile in baths
- Decorative lighting
- Towel bars and large plate mirrors
- Ventilated shelving in all closets
- Aqua glass tub/shower enclosure in main bath
- Large selection of decorative laminate countertops

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