

MILAN CROSSINGS II

Brought to you by:
Robin Souders & John Kaas



10 Buildings – 44 Single Family Units located near the Carpenter Road/US23 exit within the City of Milan. Each attached Condo is beautifully landscaped with sidewalks and paved roads, City services, and attached Garages.

Four stylish Floor Plans to choose from:

- 2 bedroom, 1.1 bath 2 Story : \$ 149,900
- 3 bedroom, 2.1 bath 2 Story : \$ 169,900
- 2 bedroom, 1 bath Ranch : \$ 159,900
- 2 bedroom, 2 bath Ranch : \$ 184,900
- With Pond view: \$189,900

In Association
with



Danielle Grostick (734)637-5897
Montgomery Grostick (734)323-5046
Roger Higgins (734)645-3202

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STANDARD FEATURES

Exterior

- Private Front Entry, Rear Window Doorwall
- Insulated Entry Door w/Sidelight
- Private Concrete Patio With Privacy Fence
- 2X6 Wall Construction
- Landscaping Package
- One or Two Car Attached Garage, Fully Dry-walled
- Concrete Driveway Approach And Sidewalks
- Electrical Outlets
- Exterior Water Spigot
- 30 Year Dimensional Shingles
- Custom Address Stone
- Maintenance Free Brick & Vinyl Siding
- Aluminum Gutters and Downspouts

Energy Efficiency

- High Quality Energy Efficient Insulation
- 85% High Efficiency Furnace- Comfort Maker
- 100 AMP Electrical Service
- 40 Gallon Hot Water Heater- Bradford or Equivalent
- LED Efficient Light Bulbs

Interior

- Tile Flooring in Foyer, Bathroom, and Laundry
- Linoleum Flooring in Kitchen and Dining Room
- Carpet 6lb. Padding in Bedrooms and Living Room
- Double Hung Pella Wood Windows
- Single Handle Chrome Faucets Throughout-Delta or Equivalent
- Six Panel Masonite Interior Doors
- One Cable or Phone Jack Per Room
- Pex Plumbing or equivalent
- Eggshell Painted Trim Package
- Antique White Ceiling and Wall Paint
- Kitchen Kompact Cabinetry
- Wilsonart Laminate Countertops
- Electric Appliance Hook-up for Stove and Dryer
- Dishwasher, Microwave, White or Black
- Garbage Disposal
- Kitchen Stainless Steel Sink- Double Compartment
- Bathroom Marblelite Countertop- Single Sink
- Mansfield Toilets

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OPTION PRICE LIST

Interior

- Gas Fireplace \$4000
- Vinyl Plank Flooring \$4/SqFt
- Laminate Flooring \$4/SqFt
- Engineered Flooring \$6/SqFt
- Wood Flooring \$10/SqFt
- 8 Pound Pad Carpet Upgrade \$500
- Kitchen Cabinet Upgrade
 - With Granite \$3900
 - With Laminate \$1500
- Stainless Steel Dishwasher And Microwave \$400
- Waterline to Refrigerator \$125
- Granite Bath Vanity Upgrade \$350/Bath
- Ceiling Fan Mount With 2 Switches \$250
- Recessed Lights \$150/Light
- Additional Plugs \$125/Plug
- Extra Phone or Cable Jacks \$60/Jack
- Custom Tile Shower \$2500
- Shower Door \$400
- Euro Shower Door \$1500
- Arched 2 Panel Door \$50/Door
- Gas Appliance Hook-Up \$250
- White Cabinetry in Laundry \$250/500
- Tall Toilets \$200
- 36" Peninsula Seat Extension \$495
- Cathedral Ceil. -Kitchen/LR \$2000/\$1000

- Handicap Modification Package \$2000
 - Tall Toilets
 - Sliding Door (If Plan Allows)
 - Shower and Toilet Handlebars
 - Wide Interior Doors
- Insulated Garage Door \$350/\$250
- Garage Door Opener
 - W/2 Remotes and Keypad \$350
- Pull down Ladder Package \$600
- Finish/Prime Drywall
 - In Garage \$900
- Accent Wall \$200
- White Ceiling Throughout \$600
- Paint Change \$300
- Electronic Key Pad – Front \$150
- Stair Railing Wrought Iron \$800
- Oak or Hardwood Stair \$2000
- Stand. Kitchen Cabinet Knobs \$200
- Larsen Full View Storm Door \$400
- R50 Insulation in Ceiling \$.40sqft

Energy Efficiency

- 95% High Efficiency Furnace \$1400
- Humidifier \$495
- Air Cleaner \$495
- Air Conditioner \$3000
- High Efficiency Water Heater \$800
- Electric Water Softener \$800

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Real
Estate
One

The Grosttick Team

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