

UNIQUE ONE STORY PLAN

This two bedroom, two bath unit on one floor is an ideal home for a young couple, a retired couple or single householder. This unit gives you a spacious feeling without a lot of square footage to take care of — All in a superior quality home.

UNIQUE DESIGN

We've used state of the art design techniques to come up with a design which offers the utmost in privacy.

MODEL NO. 1175 \$ _____

Prices and standard features subject to change without notice.

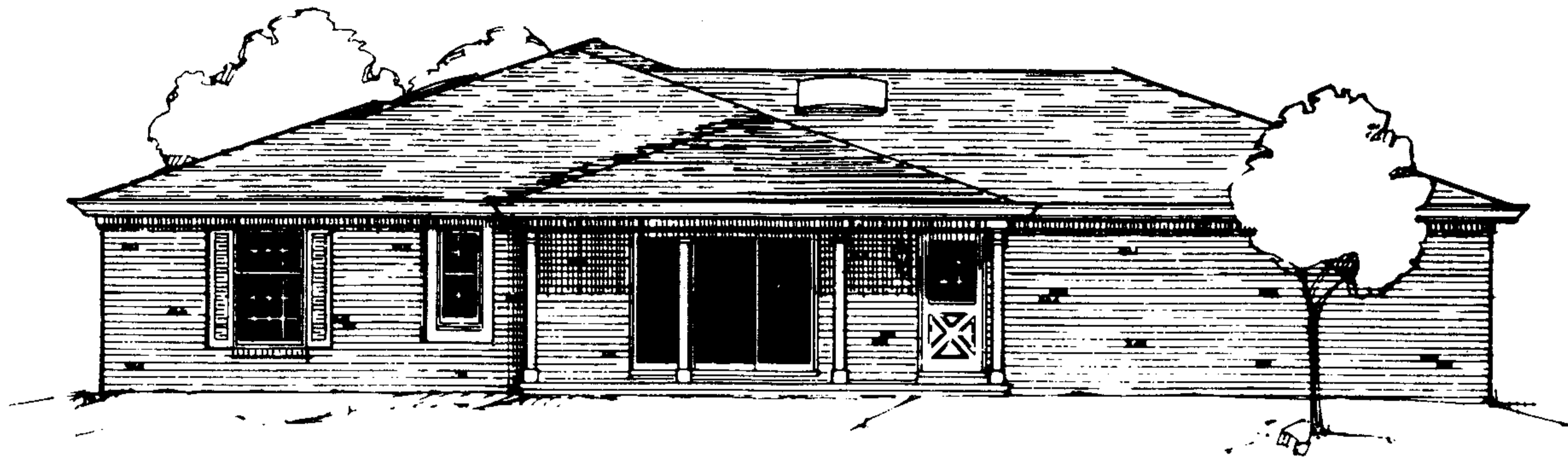
All dimensions, including courtyards, are approximate and may vary.

The square ft. living area shown on the price sheets are based on the outside wall to wall building dimensions.

Depending on combination of units in each building, exterior roof lines, room sizes, dimensions & location and, or angle of sky lights may vary.

©1997 Sutton Bay Development Co.

MODEL NO. 1175



OUTSTANDING FEATURES INCLUDED IN "THE ELMWOOD"

- Two Bedrooms
- Walk-in Closet in Master Bedroom
- Two Full Baths including Medicine Cabinets
- Large Living-Dining Room with 9' Doorwall and Steel Insulated Entry Door
- Large Kitchen with Skylight
- Laundry Room on the First Floor with 6' Coat Closet and a 6' x 5-1/2' Storage Closet
- 2-Car Attached Garage (18' x 20'), Pre-Wired for Electric Door Opener
- Sectional Wood Grain Insulated & Weather Stripped Garage Door
- Full Basement
- Full Brick Exterior Walls
- Full Roof Overhang
- Covered Porch
- Aluminum Covered Exterior Trim (This makes the building maintenance free, no painting ever needed on overhang)
- Vinyl Insulated Windows and Doorwall W/Screens
- Seal Tab Roof Shingles
- Aluminum Gutters and Downspouts
- Insulation: Ceiling — 9" R-30.
Exterior Walls — 3-1/2" Fiberglass plus Styrofoam Sheathing, R-18.3
- Common Walls Between Units are a Full 10" of Sound Control Construction
- 1-3/8" Flush Masonite Doors W/Custom Trim
- Painted Woodwork
- Oak Kitchen Cabinets with Large Pantry — Broom Closet
- Oak Vanity Cabinets with Formica Tops in Both Baths
- Recirculating Range Hood W/Light
- Brand Name Waste Disposal
- Built-in Brand Name Dishwasher
- Stainless Steel Double Kitchen Sink
- Ceramic Tile in Both Baths
- Standard Colored Fixtures in Both Baths
- Glass Shower Door
- Exhaust Fan in Both Baths
- Plate Glass Mirrors in Both Baths
- 40 Gallon Hot Water Tank
- Electric Circuit Breakers
- Floor Covering
 - Wall to Wall Carpeting
 - Vinyl Composition Tile in the Vestibule, Kitchen and Laundry Room
- Central Air Conditioning
- Electric — Individually Metered
- Gas Heat — Individually Metered
- City Water — Individually Metered
- Sanitary Sewers
- Storm Sewers
- Paved Streets
- Underground Utilities
- Master TV Antenna
- Cable TV Available through Comcast Cable TV
- Spacious Open Areas Professionally Sodded and Landscaped W/Underground Sprinkling System
- Lighted Parking Area
- Private Entry Foyer with Doorbell
- Floors Screwed Down in Addition to being Nailed & Glued
- One Outside Hose Bib
- Electric Smoke Detectors
- One Outside Electric Outlet