

Villages of Tullamore

Standard Home Features



Community Features

- Includes Lakes, Pickle Ball Courts, Walking Trails, Community Docks and Within Walking Distance to Downtown Oxford Twp

Exterior Features

- Sprinkler, Sod and Landscape Package
- Premium Brick and Stone Elevations
- Pella 250 Series Windows and Doorwall with Low E Glass
- Certainteed Dimensional Limited Lifetime Shingles
- James Hardie Fiber Cement Siding
- Two Car Front Entry Garage with Photocell Coach Lights
- Garage Drywalled and Fire Taped
- Raised Panel Sectional Carriage House Style Garage Door
- Genie Wi-Fi Garage Door Opener
- Seamless Aluminum Gutters and Downspouts
- Exterior Coach Lights at all Entry Doors
- Therma-Tru Painted Fiberglass Craftsman Entry Door
- Concrete Driveway and City Walkway
- Municipal Water and City Sewer
- Egress Window in Basement



Mechanical/Energy Efficiency

- Bryant 96% Two Stage High Efficiency Furnace
- Bryant 14 SEER Air Conditioning
- Ecobee Wi-Fi Enabled Smart Thermostat with Humdistat
- 50 Gallon Energy Efficient Hot Water Heater
- Two Exterior Frost-Free Water Spigots
- Sump Pump with Alarm Plug
- Smoke Detectors with Battery Backup in all Bedrooms
- Carbon Monoxide Detectors in Bedrooms and Halls
- 150 Amp Electrical Service
- Two Exterior GFI Electrical Outlets
- Two Cat6 Wiring Outlets
- R-38 Ceiling, R-15 Wall Insulation
- Full Tyvek Exterior House Wrap
- Blower Door Test and Certification

Structural Integrity

- 10 Year Structural Warranty Insured Through Liberty Mutual
- 10 Year Waterproof Warranty on all Basements
- 10 Year Certainteed SureStart Shingle Warranty
- Full 8'-0" Poured Basement Walls
- Engineered Roof Truss System
- Engineered I-Joist Floor System



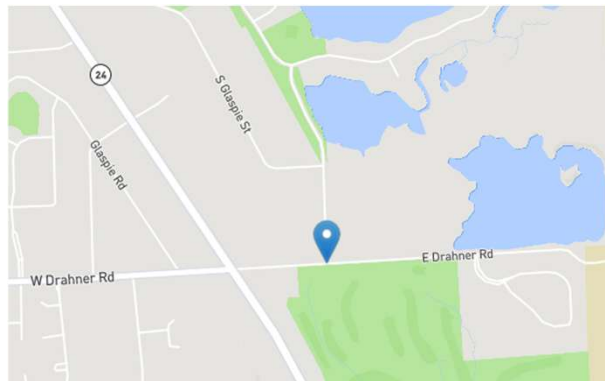
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Interior Features

- 9' Ceilings on First Floor
- Step Ceilings in Foyer and Family Room Per Plan
- Kichler Designer Lighting Package and 3 Recessed Lights
- Ceiling Fan Prep in Family Room and Owners Suite
- Decorative Trim Package with Entry Boot Bench
- Choice of 2 or 6 Panel Interior Doors
- Kwikset Brushed Nickel Door Hardware
- ClosetMaid Wire Shelving in all Closets
- Stained or Painted Stair Rail with Balusters Per Plan
- Laundry with Washer and Gas Dryer Connections
- Karastan Luxury Vinyl Plank Floors in Foyer, Family Room and Laundry Room
- Sherwin Williams Paint with Choice of Six Stunning Colors
- Premium Carpeting with 8lb Pad in Bedrooms and Flex Room
- Cabinet Hardware Installed Throughout

Located in Oxford Township, north off Drahnert Road approximately 1/2 mile east of M-24 (Lapeer Road).



Kitchen Features

- LaFata Maple Cabinets with Dovetail, Soft-Close, Full Extension Drawers, Decorative Crown Molding
- Island Cabinets with 2 Pendant Lights
- Choice of Quartz Countertops
- Kohler Single or Double Bowl 18-Gauge Stainless Steel Undermount Sink
- Kohler Chrome Faucet with Sprayer
- Bosch Stainless Steel Microwave, Dishwasher and Gas Range
- InSinkErator 1/3 HP Disposal
- Built-in or Walk-in Pantry Per Plan
- Karastan Luxury Vinyl Plank Flooring in Kitchen and Dining

Bathroom Features

- LaFata Maple Cabinets
- Choice of Quartz Countertops
- Ceramic Tile Flooring, Bath and Shower Walls
- Separate Tile Shower in Owners Suite with Glass Door and Recessed Light
- Kohler Sterling Elongated Toilets
- Kohler Chrome Faucets and Fixtures
- Mirrors 42" High by Width of Vanity

