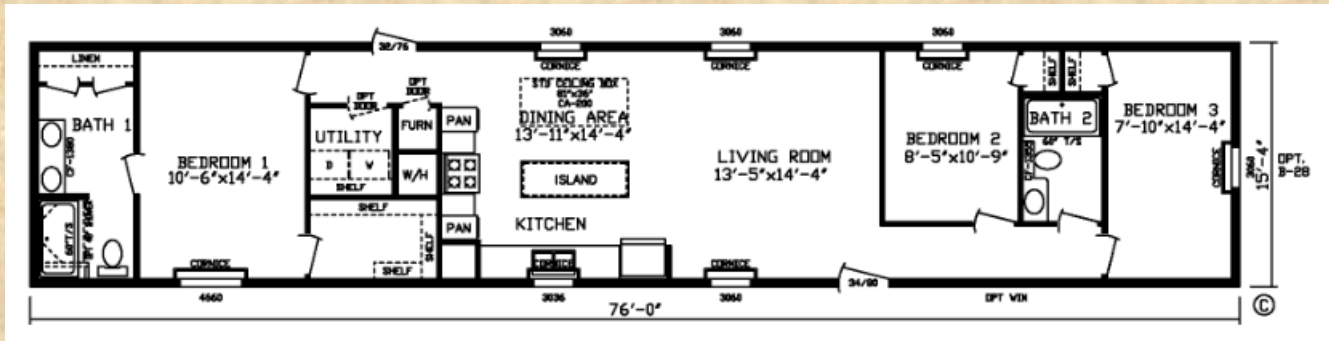




Pine Grove Homes
3744 N US 31 South
Traverse City, Michigan 49684
231-947-6561

PG #3



The Spencer
186512ESD

8016

HUD Code



Standard Features:

3/12 Nominal Roof Pitch
8 Foot Walls with Flat Ceilings
Stippled Ceilings
Gas Furnace
Stainless Steel Kitchen Sink
1 Piece Fiberglass Tub in Bath 2
18" Strip Lights at Bath Lavs
Porcelain Sinks in Baths
R-11 Floor Insulation
Recessed Can Light Package Kitchen
Recessed Can Light in DR
100 AMP Service
Rust Coach Lights at Exterior Doors
Glass Ceiling Lights w/Switch in All Bedrooms
Wire for Dryer
Weather Proof Exterior Recept
40" Overhead Kitchen Cabinets with Cubbies
Dove Tail Drawers
Side Mount Drawer Guides
Formica Countertops
Beauflor Roll Goods
Shaw Carpet w/ Pad
Tack Strip Carpet Installation
Shutters on the Front
1 1/2" Flat Door & Window Casing - Java
3 5/8" Crown in Living Areas - Java
Pantry In Kitchen P189427
Cornice Boards Window Treatment LR/DR/ Kit
1" Mini Blinds in All Windows
1/2" Decorative Panel Board T/O
Owens Corning 25Year Shingles
Double Dutch 4" Vinyl Lap Siding
3480 Decorator Steel Front Door w/ Storm
Deadbolt Lock on Front Door
Brushed Nickel Interior Door Handles
Low E Thermopane Windows
Whirlpool Appliances - Refrigerator & Range

Optional Items in Model Home

Spencer Special ** until 12/31/2017	N/C
CE-2115 Granite Island	
Floating Entertainment Center	
Pet Friendly UT RM Cabinets	
OSB Wrap Around Home	
2 Ceiling Beams in Living Room	
6 Panel White Interior Doors	
Roof Jack Extension (REQ)	\$50
Carbon Monoxide Detector	\$75
Ceiling Fan with Light - LR	\$150
Waddington Pendant Light (1)	\$45
Lighted Exhaust Fan	\$40
Frost Free Faucet (DS)	\$60
Vintage Hardwood Shaker Cabinet	
Doors and Stiles	\$1,050
R-38 Roof Insulation	\$350
2x6 Walls with R-21 Insulation	\$795
Water Shut Offs Throughout	\$80
40 Gallon Electric Water Heater	\$105
Lighted Exhaust Fan (Bath 1)	\$40
Cabinet Door over Breaker Box	\$35
3480 Nine Light Steel Rear Door	\$395
With Storm	
Metal Furnace Door	\$135
1 - 4660 Vinyl Windows p/o7214	\$275
In LR	
1 - 3060 Window in Hallway	\$165
1 - 4660 Windows p/o 3060 DR	\$60
Whirlpool Dishwasher	\$465
HUD Inspection FEE (REQ)	\$100

Total of Home as SHOWN

\$48,310

Cabinetry: Vintage Oak Hardwood
Countertop: Spring Carnival/Bernard Granite
Walls: Opulence Gray T/O with Burlap Accent
Siding: Pebble Clay Shutters: Black Shingles: Black
Carpet: Quarry Roll Goods: Pamplano
Appliance Color: Black



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