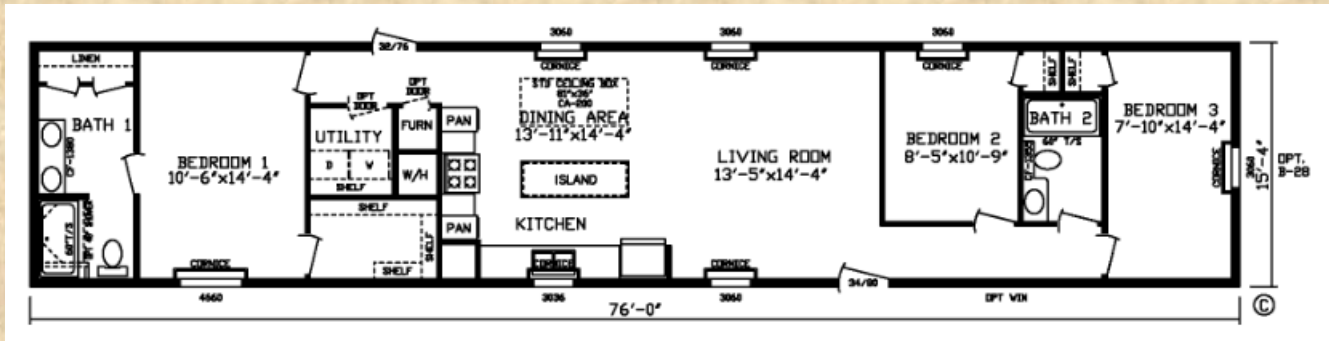




Pine Grove Homes  
3744 N US 31 South  
Traverse City, Michigan 49684  
231-947-6561

# 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  
Recessed Can Lights in Each Bedroom  
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 12/31/2018 N/C  
Floating Entertainment Center - FEC 541616  
Cabinets over Washer/Dryer Area - CE 1297  
OSB Wrap Around Home  
2 Ceiling Beams in Living Room  
6 Panel White Interior Doors  
Roof Jack Extension (REQ) \$55  
30# Roof Load \$400  
Carbon Monoxide Detector \$75  
Ceiling Fan with Light - LR \$150  
Waddington Pendant Light (2) \$90  
Lighted Exhaust Fan \$40  
Frost Free Faucet (DS) \$65  
Water Shut Offs Throughout \$80  
40 Gallon Electric Water Heater \$105  
48" 2-seat shower in Bath 1 \$230  
17" Commodes in both baths \$290  
Vintage Hardwood Shaker Cabinet  
Doors and Stiles \$1,050  
R-38 Roof Insulation \$350  
2x6 Walls with R-21 Insulation \$795  
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 - 3036 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

# \$50,900

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



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Matt Black or Rick Newman