

GARRETT HOMES

OFFERED BY LADD'S, INC.
Real Estate & Development since 1906

Oak Forest of Troy

Exceptional Included Features & Amenities

Classic Exteriors

- Stately Exterior Designs with Brick 1st floor 4 sides
- 2 Car or 3 Car Garage (per plan)
- Anderson Silverline Energy Star Rated White Vinyl Windows and Doorwall with Low E-Glass
- Low Maintenance Vinyl Siding
- Seamless Aluminum Gutters and Downspouts
- Dimensional Limited Lifetime Roof Shingles
- Fiberglass Insulated Front Door with side lights & Transom
- Exterior Carriage Lights at all Entry Doors
- Stone Address Marker
- Garage Drywalled and Slick Taped
- Raised Panel Sectional Steel Garage Door
- Basement Egress Window
- Glass Block Basement Windows, per plan
- 2 Exterior Hose Bibs & 2 Exterior Outlets
- Concrete Driveway and City Sidewalks
- City Water and Sewer

Elegant Interiors

- 9' Ceilings 1st First Ceilings
- Lenox Gas Log Fireplace with Custom Wood Mantle and Elegant Ceramic Tile Surround & Hearth
- Choice of 2 Panel or 6 Panel Interior Doors
- Kwikset Satin Nickel Finish Interior Door Hardware
- ½ Wall over Bridge
- Sherwin Williams Paint with Choice of 9 Colors
- Premium Shaw 3 ¼" Hardwood Flooring in Foyer, Kitchen, Nook, Mud Hall, and Powder Room
- Plush Shaw Carpet with deluxe 6 lb. Padding
- Library ~ French Single or Double Doors (per plan)
- Decorative Lighting Package
5 Recessed Lights (4 Kitchen and 1 Master Shower)
Pre-wiring for 2 Ceiling Fans, 1 Phone, 6 Cable
Pre-wiring for Garage Door Opener
- Overhead Lighting Prep in all Bedrooms
- Smoke Detectors Wired with Battery Backup
- White Wire Shelving in all Closets

Structural Integrity

- 7'10" Foundation Wall Height
- 10" Poured Concrete Foundation Walls
- Waterproof Basement Wall Wrap ~ with 30 yr. Limited Warranty
- Engineered Roof Truss System
- 2'x6' Exterior Wall Construction
- ¾" Tongue & Grooved Sub Flooring- Glued & Screwed
- ProHome Home Warranty, including Warranty Management Company, New Home Orientation Walkthroughs, Warranty Team Walkthroughs, 24 Hour Emergency Service, and Homeowner Service Guide.

Impressive Kitchens

- Custom Built Lafata Maple Cabinets with Dove-tailed, Soft Close, Full Extension Drawers
- Spacious Kitchen Island
- Cabinet Knobs with Choice of 2 Finishes
- Wide Selection of Granite Countertops with 4" Granite Backsplash
- Stainless Steel Undermount Sink in 5 Styles
- Single Handle Pull-out Delta Chrome Faucet
- 1/3rd HP Garbage Disposal
- GE Stainless Steel Appliance Package including Gas Stove, Microwave, and Dishwasher
- Exhaust vent to outside over stove
- Water Line to Refrigerator Prep
- Spacious Walk in Pantry

Custom Baths & Laundry

- Custom Built Maple Lafata Cabinets in all Full Baths
- Undermount China Sinks in Full Baths
- Formal Powder Room with Pedestal Sink & Oval Mirror
- Delta Chrome Faucets
- Granite Countertops with 4" Backsplash in Full Baths
- Premium Ceramic Tile Flooring in Master and Full Baths
- Ceramic Tile Shower to Ceiling in Master Bath
- Clear Glass Shower Door in Master Bath
- Soaking Tub in Master Bath
- Ceramic Tub Surround in Main Bath(s)
- Bath Fans and Mirrors over Vanities in All Baths
- Laundry Room with Base Lafata Cabinet, Drop in Sink Granite, and 4" Backsplash
- Laundry Dryer Vent and Built-in Washer Box
- Ceramic Tile Floor in Laundry Room

Mechanical Features & Energy Efficiency

- 95% High Efficiency Coleman Gas Forced Air Furnace
- Coleman Central Air Conditioning
- Owens Corning R-21 Exterior Walls Insulation
- Owens Corning R-38 Ceiling Insulation
- House Wrap for Additional Protection from Air and Moisture Infiltration
- R-11 Blanket Insulated Basement Walls
- 50 Gallon Direct Vent Hot Water Heater Digital Programmable Thermostat
- Front Doorbell and Smoke Detectors per code
- State of the Art PVC Plumbing System
- 150 AMP Electrical Service with Circuit Breakers
- Sump Pump on Dedicated Circuit when required
- Water Line Prep Line for Optional Humidifier

Prices, plans and specifications are subject to change without notice or obligation.



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