



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

# PG #5



The Woodland Mills  
 1,165 Sq. Ft.  
 Michigan State Code  
 "BOCA" Modular



Optional Kitchen: Virginia Shaker Hardwood Cabinetry - 40" Overhead Cabinets - Recessed Can Lights - Black Whirlpool Appliances (18 CF refrigerator, 30" Gas Range, Dishwasher)



Optional Kitchen: Milan Shaker Hardwood Cabinetry - 30" Overhead Cabinets - Recessed Can Lights - Black Whirlpool Appliances (18 CF refrigerator, 30" Gas Range, Microwave & Dishwasher)



Master Bath Lav



Spacious Living Room



72x80 Patio Door

**Standard Features:**

- 5/12 Roof Pitch
- Perimeter Heat
- 8 Foot Walls with Flat Ceilings
- Stippled Ceilings
- Open Joist Floor System
- 40 Gallon Electric Water Heater
- Trane Gas 95% Efficient Furnace
- Moen Faucets
- 1 Piece Fiberglas Tub in Baths
- Porcelain Sinks
- Hardwood Cabinets
- Hardwood Stiles
- Dove Tail Drawers
- Drawer Over Door Construction
- Hidden Hinges
- OSB Sheathing on All Exterior Walls
- Wind Wrap
- 1/2" Smooth Finished Drywall Throughout
- Owens Corning 30 Year Architectural Shingles
- Formica Countertops
- Congoleum Roll Goods
- Shaw Carpet w/ Pad - Tack Strip Carpet Installation
- Shutters on the Front
- Pre-hung Regal Interior Doors
- 3882 Decorator Steel Front Door
- 3480 Decorator Steel Rear Door
- Deadbolt Locks on Exterior Doors
- Low E Thermopane Windows w/ Argon Gas
- Whirlpool Appliances - Refrigerator & Range

**Optional Items in Model Home**

70# Roof Load	\$1170
LP Conversion Kit	\$30
Patio Door with Coach Light	\$775
2x6 Walls with R-21 Insulation	\$255
R-49 Roof Insulation	\$435
Milan Shaker Hardwood Cabinets	N/C
Michigan State Seals	\$195
BOCA Carrier Use Fee	\$650
<u>Optional Items Sub-Total</u>	<u>\$3,510</u>
Tax on Options	\$210
<u>Total Options</u>	<u>\$3,720</u>

**Total of Home as SHOWN**

**\$70,905.00**

- Cabinetry: Milan Shaker
- Countertop: Imperial Sand
- Siding: Wicker, Shutter: Red, Shingles: Driftwood
- Carpet: Wheatfield Roll Goods: Multi Light



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 Matt Black or Rick Newman

