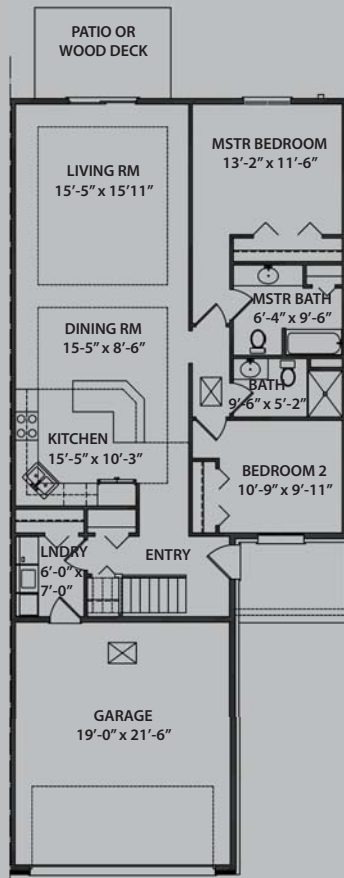


Eagle at the Waters Edge - Fenton, MI

HURRY! Only ~~12~~⁵ Units Left!

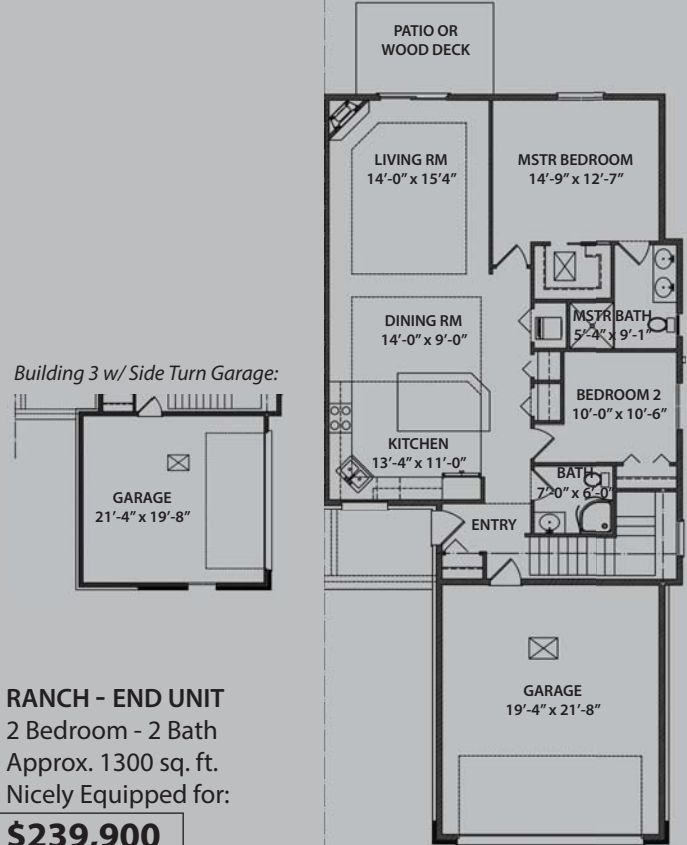
"Princeton"



RANCH - CENTER UNIT
2 Bedroom - 2 Bath
Approx. 1300 sq. ft.
Nicely Equipped for:

\$239,900

"Berkley"



RANCH - END UNIT
2 Bedroom - 2 Bath
Approx. 1300 sq. ft.
Nicely Equipped for:

\$239,900



Building 2



Building 3

AVAILABLE OPTIONS:

- Walkout lot/basement \$8,745.00
- Fireplace w/ white mantel \$2,897.00
- Ceramic backsplash \$2,466.00
- L.E.D. cabinet lighting pkg \$1,244.00
- Stone on the fireplace \$2,145.00
- Tray ceiling with crown molding and L.E.D. lighting \$2,874.00

AVAILABLE UNITS:

- Building 1:*
- 684 Shoreline Dr. **SOLD**
 - 686 Shoreline Dr. **SOLD**
 - 688 Shoreline Dr. **SOLD**
 - 690 Shoreline Dr. **SOLD**
- Building 2:*
- 692 Shoreline Dr. **SOLD**
 - 694 Shoreline Dr. **SOLD**
 - 696 Shoreline Dr. **AVAIL.**
 - 698 Shoreline Dr. **SOLD**
- Building 3:*
- 687 Shoreline Dr. **AVAIL.**
 - 685 Shoreline Dr. **AVAIL.**
 - 683 Shoreline Dr. **AVAIL.**
 - 681 Shoreline Dr. **AVAIL.**

**plans, prices and options subject to change - call for details*

"Realtors Welcome!"

**Price
your own
Condo!**

Here are all the extras you will get when comparing the Building Junkies Condo's to the basic standard builder Condo.

	OTHER BUILDERS	BUILDING JUNKIES STANDARD		OTHER BUILDERS	BUILDING JUNKIES STANDARD
FOUNDATION			GOURMET KITCHEN		
8 ft poured concrete walls	STD	STD	Upgraded cabinets dove tail joints	extra	STD
9 ft superior poured walls	extra	STD	Upgraded cabinets no particle board	extra	STD
Basement walls insulated	extra	STD	Upgraded cabinets with soft close drawer	extra	STD
Basement walls studded for future finish	extra	STD	Upgraded choice of 7 cabinet doors to pick from	extra	STD
Hole prep for future electrical	extra	STD	Microwave prep package	extra	STD
Egress Window	STD	STD	Dishwasher prep package	extra	STD
STRUCTURE			Water line to refrigerator	extra	STD
2x4 exterior walls	STD	STD	Granite counter tops	extra	STD
2x6 exterior walls	extra	STD	Stainless steel sink	extra	STD
2x10 joists	STD	STD	Prep for a gas or electrical range	extra	STD
Engineered T.G.I. Joists	extra	STD	Wired for garbage disposal	extra	STD
2x4 interior walls	STD	STD	INTERIOR FEATURES		
EXTERIOR			<i>Builder allowances for basic vinyl for the following</i>		
Garage and entire home wrapped in Tyvek	extra	STD	Foyer area, kitchen laundry room and all bathrooms	STD	STD
.42 mills siding upgrade	extra	STD	Upgrade to premium engineered hard wood floors, foyer kitchen laundry rooms	extra	STD
Builder grade shingles	STD	STD	Upgrade to ceramic in all bathrooms	extra	STD
Dimensional Certain Teed shingles	extra	STD	Upgraded carpet allowances	extra	STD
Maintenance free fascia	extra	STD	Formica vanity tops	STD	STD
Maintenance free soffits	extra	STD	Granite vanity tops	extra	STD
ENERGY FEATURES			Upgrade to 4 in. base/case moldings painted	extra	STD
Upgrade to Anderson low maintenance	extra	STD	Upgrade to 4 1/2 in. base/case moldings painted	extra	STD
Blown in fiberglass R-21 exterior wall insulation	extra	STD	ADA toilets with soft close lids	extra	STD
R-49 ceiling insulation	extra	STD	Elegant master suite	extra	STD
House and garage completely wrapped	extra	STD	Upgraded pre-finished shelving in closets	extra	STD
95% plus efficient furnace	extra	STD	Master en-suite per plans	extra	STD
ELECTRICAL/MECHANICAL			Grohe Faucets	extra	STD
200 amp upgrades service panel	extra	STD	LIGHTING		
Pre wired for ceiling fans and lights in all bedrooms	extra	STD	Builder grade allowances for recess lights	STD	STD
Recess plug and cable jack for wall mount TV per plans	extra	STD	Prep of under cabinet lights	extra	STD
Prep of under cabinet lights	extra	STD	Ceiling fans in living room or allowance	extra	STD
			Recess plug and cable jack for wall mount TV in all bedrooms	extra	STD