

**Cobblestone
Ridge
ESTATES**

“OWN THE AMERICAN DREAM”

BASE PRICE

Floor Plan	Style	Sq.Ft.	Base Price	ELEVATION		
				A	B	C
<u>HURON</u>	4 Bedroom Colonial	2027	\$ 391,900. BASE		\$ 2,900.	\$ 4,900.
Optional Master Bath Deluxe Shower		\$ 3,200.	Optional Master Bath Tub & Tile Shower \$ 4,600.			
<u>HAMPTON II</u>	4 Bedroom Colonial	2178	\$ 394,900. BASE		\$ 3,900.	\$ 5,900.
<u>HAMPTON III</u>	4 Bedroom Colonial	2338	\$ 404,900. BASE		\$ 3,900.	\$ 5,900.
<u>HAMPTON IV</u>	4 Bedroom Colonial	2487	\$ 421,900. BASE		\$ 3,900.	\$ 5,900.
Optional Study/Pantry Kitchen includes 5' Double Glass Doors at Study - Hampton II, III, IV		\$ 1,500.	Optional Master Bath Deluxe Shower \$ 3,200 Full Bath with Shower on Main Floor \$ 2,950.			
<u>CARWELL</u>	4 Bedroom Colonial	2393	\$ 416,900. BASE		\$ NA	\$ 5,900.
Optional Sunroom + 187 Sq.Ft.		\$ 25,900.	Optional Master Bath Tub & Tile Shower \$ 4,600.			
<u>HARPER</u>	3 Bedroom 1 ST Floor Master Suite	2384	\$ 409,900. BASE		\$ 6,900. (Elevation D)	\$ 7,900.
<u>HARPER</u>	4 Bedroom	2548	\$ 421,900. BASE		\$ 2,900.	\$ 7,900.
Optional Master Bath Deluxe Shower		\$ 3,200.				

**Base Prices subject to change without notice or obligation.
Effective Date: 7.12.2024**

PROUDLY BUILT BY:

CAMCO

Sales & Marketing by:



Stacey Pardikes

Call/Text: (734) 564-5154

Email: stacey@yourharmony.homes

Standard Features

Community Features

- Protective Restrictive Covenants
- Underground Utilities. Municipal Water & Sewer
- Van Buren Public Schools
- Asphalt Road with Concrete Curbs & Sidewalks
- Common Areas with Water View and Walking Trails

Construction Features

- Distinctive Architectural Plans
- 7'-10" Poured Concrete Basement Walls
- 10 Year Basement Waterproof Warranty
- 4 Sides Brick to Top of 1st Floor. Address Stone
- **R-Wrap** House Wrap behind all Sided Areas
- Maintenance Free Vinyl Siding with Aluminum Trim at Overhangs and Fascia Boards
- Glued and Screwed Sub-Floors
- One Year Builder Warranty

Exterior Features

- Elegantly Detailed Traditional Elevations
- **IKO®** - 30 Year Dimensional Shingles
- Concrete Driveways and Walks
- Coach Lights on Garage, Doorwall & Front Door
- Two Weather Resistant Electrical Outlets
- 150 AMP Electric Service
- Two Exterior Water Spigots
- Completely Drywall Garage
- Gutters & Downspouts
- Egress Basement Window

Interior Features

- Beautiful Architectural 4 - 1/2" Base Molding
- Large 2 - 3/4" Case Molding around Doors
- 1/2" x 3" Engineered Wood Flooring in Foyer, Powder Room, Kitchen, Nook & Laundry Room
- **Shaw®** Stain Resistant Carpet and 6 LB Padding
- 2 Panel Smooth Interior Doors w/Lever Style Handles
- **Sherwin Williams®** Interior Paint
- Builder Light Fixture Package & Door Chime
- Overhead Bedroom Ceiling Lights
- Total of 4 - Phone and Cable Outlets
- Protective Smoke & Carbon Monoxide Detectors
- Nova-Ply Closet Shelves with Metal Rods per plan
- Prepared for Gas or Electric Dryer with Vent
- Prepped for Garage Door Opener

Energy Saving Features

- **Nelsons** Patented 2 - Step "**Energy Seal**" Process
- **Bryant®** 96% High Efficiency Furnace w/ECM Motor
- Programmable Thermostat
- **Bryant®** Central Air and **Bryant®** Humidifier
- "**Pella**" Vinyl Windows with Low E Glass
- R-38 Attic Insulation / R-13 Sidewall Insulation
- Fully Insulated Steel Entry Doors
- High Efficiency 50 Gallon Water Heater

Kitchen Features

- **Vast Selection of Aristokraft** Cabinets
- Granite Countertops with 4" Backsplash
- Undermount Stainless Steel Sink
- **Moen®** Kitchen Sink Faucet with Pull-Out Sprayer
- 1/3 HP Garbage Disposal
- Gas Line or 220V for Range
- Venting for Microwave to Outside

Bathroom Features

- Granite Countertops with Self Rimming Sinks
- **Delta®** Single Lever Faucets
- Pedestal Sink @ Powder Room
- Full Length Mirror at Bath Vanities
- Luxurious Soaking Tub @ Master Bath (per plan)
- Easy - Clean One Piece Shower @ Master Bath
- One Piece Tub/Shower Enclosure @ Main Bath
- Ceramic Tile Floors in Main & Master Bathrooms
- Bathroom Vent Fans

Our Most Popular Optional Features

- Gas Fireplace with Marble Surround & Mantle
- Rough In For Future Basement Bath
- Cabinet Enclosed or Free Standing Utility Tub
- Ceiling Fan Preps & Recessed Lights
- Ceramic Tile Shower and Bath Tub Walls
- Jetted Tub in Master Bathroom
- Insulated and Finished Drywall in Garage
- 2 Car Side Entry or 3 Car Side Entry Garage
- 8'-10" Poured Basement Wall

Proudly Build By:



TROWBRIDGE
COMPANIES

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LOT AVAILABILITY & PREMIUMS

HOME SITES AVAILABLE FOR ORIGINAL TROWBRIDGE COMPANIES HOMES					
Lot #			Lot #		
56	0	SPEC GREENBRIER	67	CLOSED	
57	0	SPEC ASPEN	69	CLOSED	
58	5,000	SPEC GOLFVIEW	70	CLOSED	
59	CLOSED		74	CLOSED	
64	CLOSED		78	CLOSED	
63	CLOSED		79	CLOSED	
65	SOLD	HURON B			
64	CLOSED		1	6,500	Corner Lot - Open Space
66	SOLD	GOLFVIEW SPEC	16	8,000	Pond View

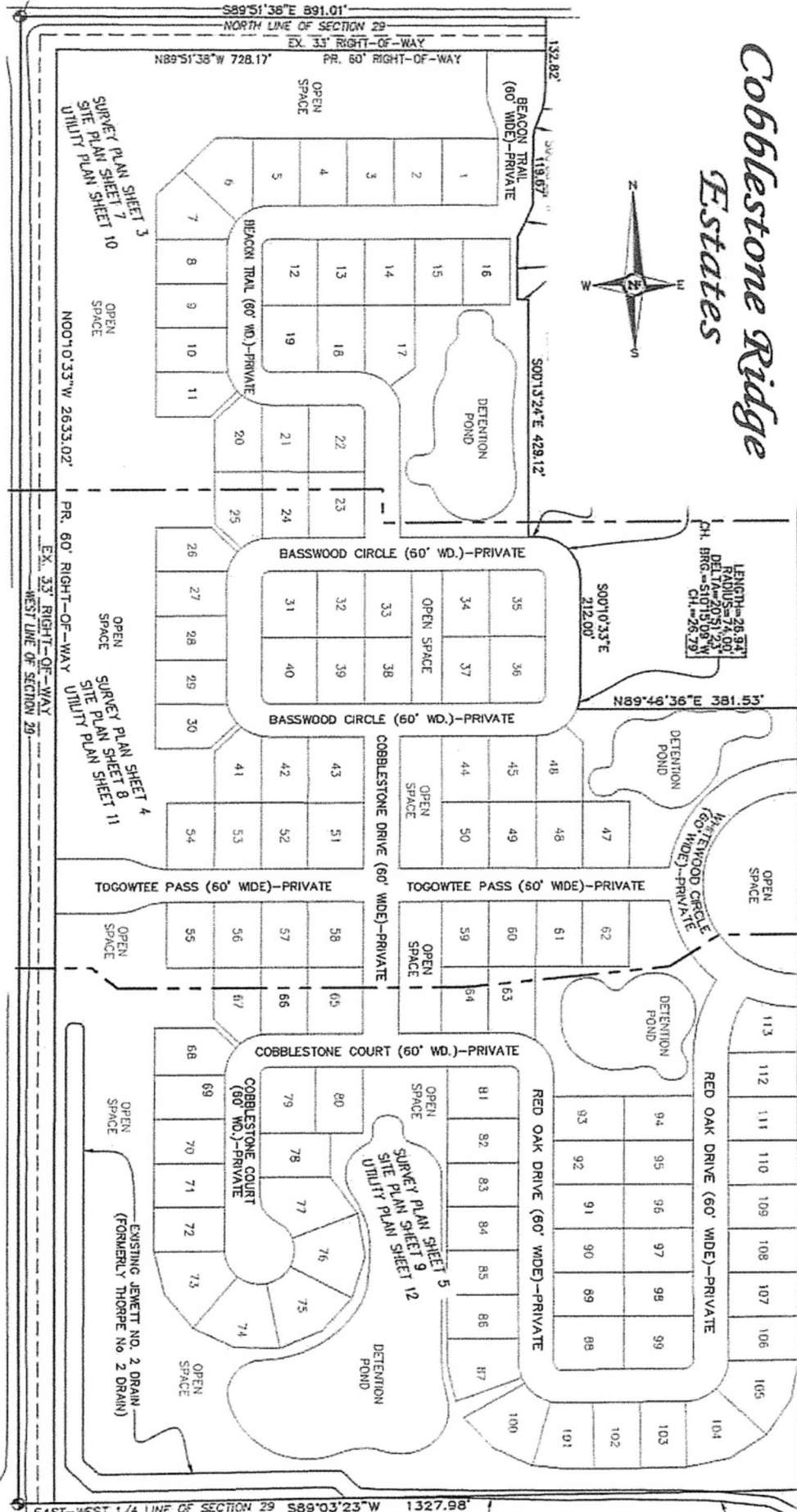
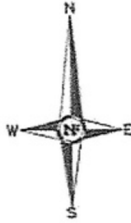
HOME SITES AVAILABLE FOR "OWN THE AMERICAN DREAM" HOMES					
Lot #			Lot #		
83	CLOSED		97	0	Base Lot
84	CLOSED		98	CLOSED	
85	CLOSED		99	CLOSED	
87	CLOSED		102	CLOSED	
89	0	HARPER SPEC	103	CLOSED	
90	CLOSED		106	7,500	Full Woods
91	CLOSED		107	SOLD	
92	0	SPEC HURON	108	CLOSED	
93	CLOSED		109	SOLD	HAMPTON C
94	CLOSED		110	7,500	Full Woods
95	CLOSED		111	7,500	Full Woods
96	0	SPEC - HARPER	112	7,500	SPEC - GOLFVIEW

Lot Premiums and Availability are subject to change without notice or obligation
Garage Orientation is Pre-Determined and Cannot be Changed.

8/26/2024

HURON RIVER DRIVE (66' WIDE) PUBLIC

Cobblestone Ridge Estates



LENGTH=28.94'
 RADIUS=74.00'
 DELTA=20°51'23"
 CH. BRG.=S10°15'08"W
 CH.=26.79'

EAST-WEST 1/4 LINE OF SECTION 29 S89°03'23"W 1327.98'

UNPLATTED

EX. JEWETT NO. 2 DRAIN

Insulate Remaining Areas of 3 Car Garage	\$	1,705	\$	1,705	\$	1,705	\$	1,705	\$	1,705	\$	1,705	\$	1,705
Sand & Finish Drywall 2 Car Garage - Ready to Prime/Paint	\$	825	\$	855	\$	845	\$	855	\$	775	\$	735	\$	850
Sand & Finish Drywall 3 Car Garage - Ready to Prime/Paint	\$	1,075	\$	1,255	\$	975	\$	1,125	\$	1,055	\$	935	\$	755
Upgrade to 16' x 7' Insulated Garage Door	\$	1,050	\$	1,050	\$	1,050	\$	1,050	\$	1,050	\$	1,050	\$	1,050
Upgrade to 16' x 7' and 8' x 7' Insulated Garage Door	\$	1,550	\$	1,550	\$	1,550	\$	1,550	\$	1,550	\$	1,550	\$	1,550
8 LB Carpet Padding	\$	875	\$	1,295	\$	865	\$	970	\$	885	\$	875	\$	1,025
Upgrade laundry room from standard hardwood to ceramic tile	\$	995	\$	1,190	\$	995	\$	995	\$	1,255	\$	995	\$	1,155
(Subject to Home and Garage Fitting on Lot)														
To upgrade from a 2 Car Front Entry Garage to a 2 Car Side Entry Garage	\$		\$	9,900										
To upgrade from a 2 Car Front Entry Garage to a 3 Car Front Entry Garage	\$		\$	18,900										
To upgrade from a 2 Car Front Entry Garage to a 3 Car Side Entry Garage				<u>22,900</u>										

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Current Pricing for Options will Apply at Time of Optional Features is Added to Building Agreement or Change Order