

# MISTWOOD ESTATES



*Olympia homes*



**Nico Homes**  
Lot #'s



- 16 89
- 105 116
- 129 61
- 73 29
- 103 31
- 23 15

**Olympia Homes**  
Lot #'s



- 62 60
- 130 117
- 79 131
- 72 32
- 104 88
- 4 17



Sales: 248.565.7673

ron@trombettirealestate.com  
trombettirealestate.com

# STANDARD FEATURES - MISTWOOD

## EXTERIOR AMENITIES:

- 3 Car Front Entry Garage (Per Plan)
- Dimensional Asphalt Shingles-Landmark
- Vinyl/Vinyl Windows - Double Pane (Low E with Argon Gas) Dark Tan / White
- Extra Height Basement 8' High
- Full Brick Exterior 1st Floor
- Stone Address Plaque
- Dead Bolt on Front Door All Ext.
- Glass Block Basement Windows
- Egress Window in Basement for Safety
- 16' Wide Concrete Driveway & Walkway
- Aluminum Gutters & Downspouts
- 2 Exterior Hose Bibbs and Electrical Outlets
- Sectional Garage Door with Prep for Opener
- City Water & Sewer
- All Underground Utility
- Exterior Paint Color from Standard Selection

## GRACIOUS INTERIOR AMENITIES:

- Choice of Standard Granite Counter tops Throughout
- Hardwood in Foyer, Kitchen/Nook and Mudroom
- Choice of Interior Paint Colors from STD selection
- White Ceilings in Foyer, Great Room, Library, Kitchen, Master
- Gas Direct Vent Fireplace with Stone Face
- Wood Fireplace Mantel - Wood Box
- Craftsman or Traditional Trim Package
- 6'8" Doors with Decorative Casing (Per Plan)
- Decorative Casings & Baseboard moldings painted
- Glass French Doors in Study
- Vinyl/Vinyl Windows
- Traditional Posts w/Iron Spindles or Craftsman Post from Standard Selection
- Lever Door Handles
- Custom Drop Zone in Mud Room (per plan)
- Washer Box in Laundry Room
- Dryer Vent in Laundry
- 10 Retro Fit Recess Lights (Per Plan)
- Ceiling Fan Prep in Great Room & Master (fan not included)
- Complete Builders Light Fixture Package
- Carpeting from Builders Selection w/8lb. padding
- Crown Molding in Master, Kitchen, Study
- Wainscoting in Foyer or Study from Standard Selection

## DESIGNER KITCHENS & BATHS:

- Designer Kitchen Cabinet Layout - Includes Cabinets, Built in Fridge Cabinet, Island, Crown (per plan)
- Vented Exterior Micro Hood Prep
- Master Bath Luxury Package Includes , Undermount Double Sinks, Premium designer faucet
- Choice of Ceramic Tile Baths from Standard Selection
- Vanity Mirrors in Baths
- Euro Shower Door in Master Shower
- Full Overlay Cabinets throughout from Standard Selection
- Stainless Steel Single Bowl Undermount Kitchen Sink
- Pull out Kitchen Faucet
- Plumbing Fixtures in White/Chrome Faucets
- Rectangular, Undermount Sinks in all Bathrooms
- 4" Spread Single Handle Faucets in bathrooms
- Garbage Disposal
- 36" Upper Cabinets Standard

## STRUCTURAL INTEGRITY:

- 10" Thick Concrete Foundation Walls 7-10"
- 3/4" T & G Sub Flooring, Nailed, Glued & Screwed
- 12 Month Builder Warranty

## ENERGY & MECHANICAL SPECS:

- Insulation Package with R-13 Walls in Ranch & R-19 in Colonials & R-38 Ceiling
- Window Caulk & Foam
- 96% High Efficiency Furnace, Single Stage ECM Motor, Energy Star rated
- Energy Efficient Central Air Conditioning (13 Sheer)
- 50 Gallon High Efficiency Hot Water Heater
- 150 Electrical Amp Service
- Carbon Monoxide Detectors
- Electrical Smoke Detectors in each Bedroom & per Floor
- Smoke Detectors Interconnected with Battery Backup
- GFI Circuit in Baths, Kitchen & Garage
- Tamper Proof Electric Outlets
- Gas Line to Stove & Dryer
- Automatic Sump Pump to Storm Sewer
- Pex Water Lines
- Furnace Humidifer Standard



Sales: 248.565.7673

ron@trombettirealestate.com  
trombettirealestate.com



# The 3084



Elevation A



FIRST FLOOR PLAN



SECOND FLOOR PLAN

*Olympia  
homes*

**Contact Sales:**  
**Ron Trombetti (248) 565-7673**  
**ron@trombettirealestate.com**

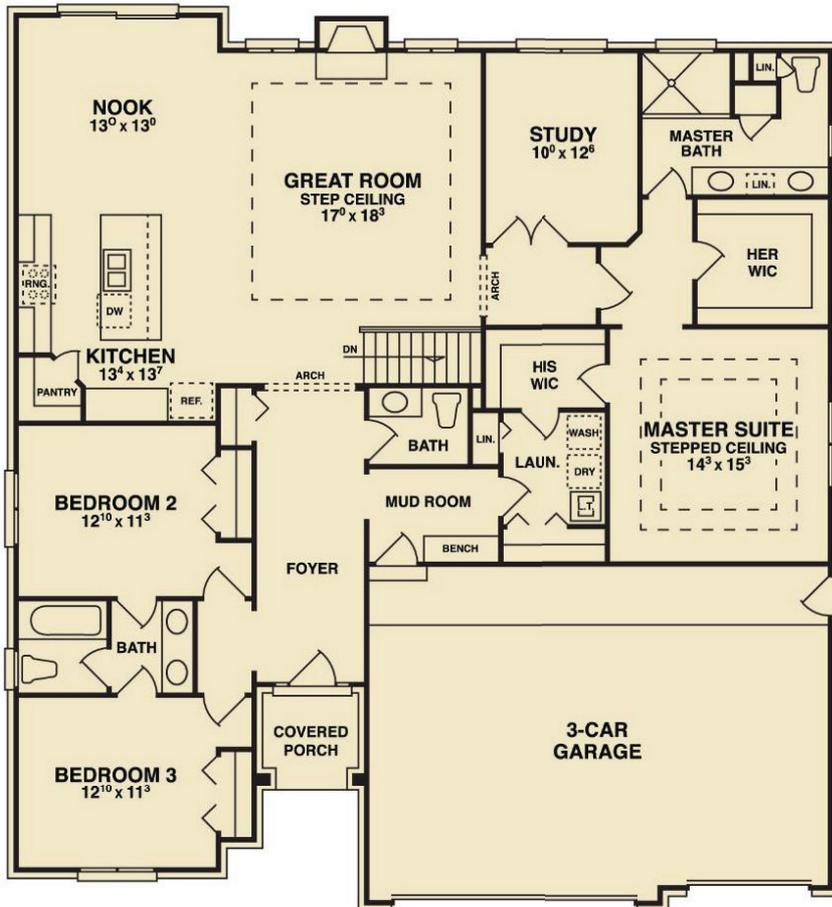
*Nico*  
**HOMES LLC**



# The 2390



Elevation A



FLOOR PLAN

OPTIONAL BAY

*Olympia  
homes*

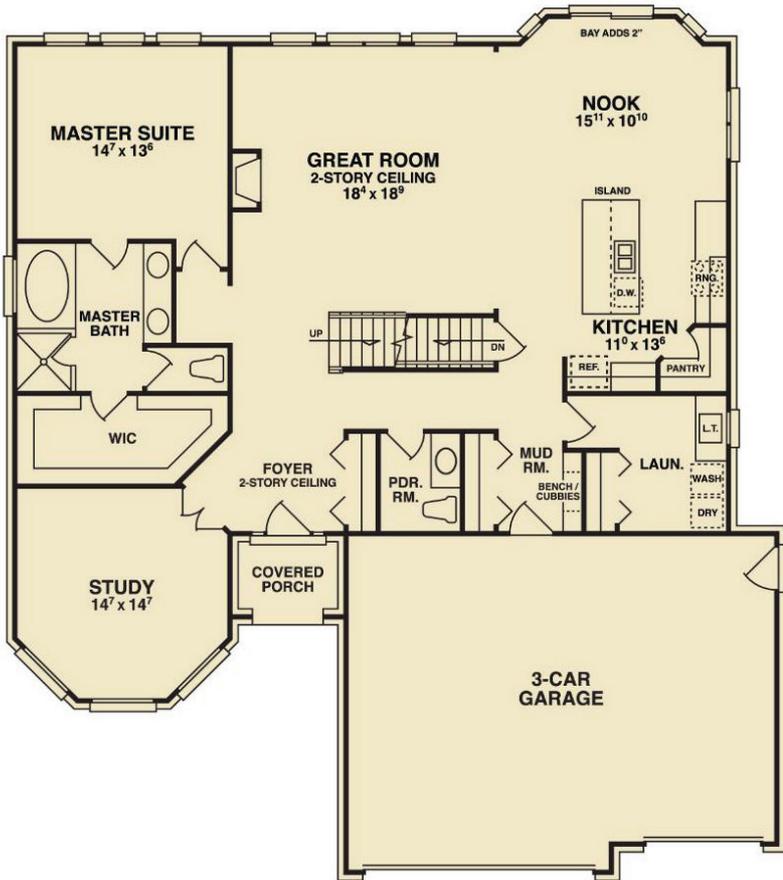
**Contact Sales:**  
**Ron Trombetti (248) 565-7673**  
**ron@trombettirealestate.com**

*Nico*  
**HOMES LLC**

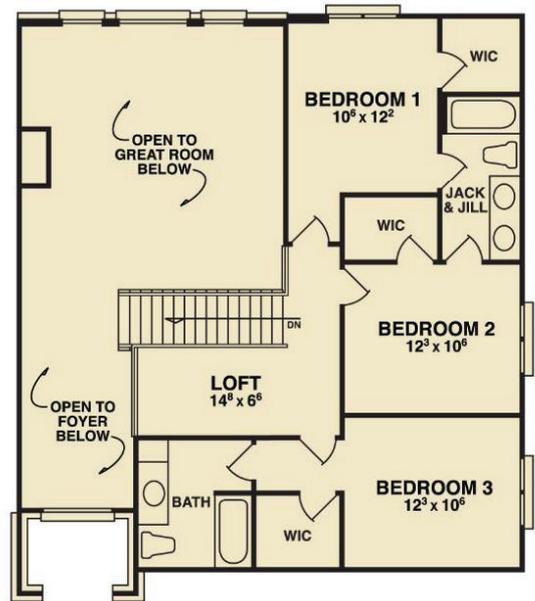
# The 2900



Elevation A



FIRST FLOOR PLAN



SECOND FLOOR PLAN

*Olympia homes*

**Contact Sales:**  
**Ron Trombetti (248) 565-7673**  
**ron@trombettirealestate.com**

*Nico*  
**HOMES, LLC**

# The 3084



Elevation B



FIRST FLOOR PLAN



SECOND FLOOR PLAN

*Olympia  
homes*

**Contact Sales:**  
**Ron Trombetti (248) 565-7673**  
**ron@trombettirealestate.com**

*Nico*  
**HOMES, LLC**