

# Timber Bluff

## Exclusive Features

### About Timber Bluff

- ◆ 36 Home Sites spread over 65 acres of rolling wooded land
- ◆ Many sites are wooded, rolling, and perfect for a walk out basement
- ◆ Only Minutes South of I-96 Expressway on the West side of D-19
- ◆ All Roads Have Curb and Gutter with Complete Storm Sewer System

### Crafted Exteriors

- ◆ Lawn with full automatic sprinkler system
- ◆ Extensive Choices of Exterior Elevations and Floor Plans to Choose From
- ◆ Maintenance Free Exteriors
- ◆ Two Weatherproof Electrical Outlets
- ◆ Two Frost Free Exterior Hose Bibs
- ◆ Two Car, Side Entry Garage, Pre-wired for Opener
- ◆ Asphalt Driveway
- ◆ Twenty Five Year IKO Shingles
- ◆ Seamless Aluminum Gutters and Down spouts
- ◆ Coordinated Roadside Mail Box Included
- ◆ Five Inch Well and Private Septic System
- ◆ Underground Electric, Gas, Cable TV, and Telephone

### Elegant Interiors

- ◆ Ten Inch Concrete Basement Walls
- ◆ Heatilator Fireplace with Prefab Chimney

- ◆ Sectional Garage Door
- ◆ Aker and Mansfield Plumbing Fixtures with Chrome Moen Faucets
- ◆ Garbage Disposal
- ◆ Hotpoint HDA200 Dishwasher Installed
- ◆ Glued and Screwed Drywall
- ◆ Vinyl Floor in Kitchen and Main Bath
- ◆ Choice of Oak or Ceramic Floor in Foyer
- ◆ Ceramic Floor in Master Bath and Powder Room
- ◆ Quality Carpet in Balance of Home
- ◆ Painted Six Panel Colonist Doors and O. G. Trim
- ◆ Oak Stair Rails with Oak Balusters
- ◆ Bedroom Closets have Nova Ply Shelf and Metal Rod
- ◆ Merrilat Homestead Cabinets in Kitchen and Bathrooms
- ◆ Wilsonart Plastic Laminate Counter Tops
- ◆ All Walls and Ceilings to be One Color, Flat, O'Leary Paint
- ◆ All Oak Rails and Floors to be Natural Color, Polyurethane Finish
- ◆ Mirrors and Vent Fans in all Bathrooms

### Energy Features

- ◆ Insulated Steel Entry Doors
- ◆ Anderson Thermo Pane Wood Frame Windows with Full Screens
- ◆ 90% Electronic Ignition Furnace, With Humidifier, and Prepped for Air Conditioning
- ◆ R-13Wall and R-38 Ceiling Insulation
- ◆ 200 Amp Electric Service
- ◆ Fifty Gallon Hot Water Heater

Due to constant improvements, we reserve the right to modify the standard features or products without notice or obligation.

**For more information, please call: Ore Creek Development, Corp. at 810-227-7624**