

Hillside Meadows Condominiums

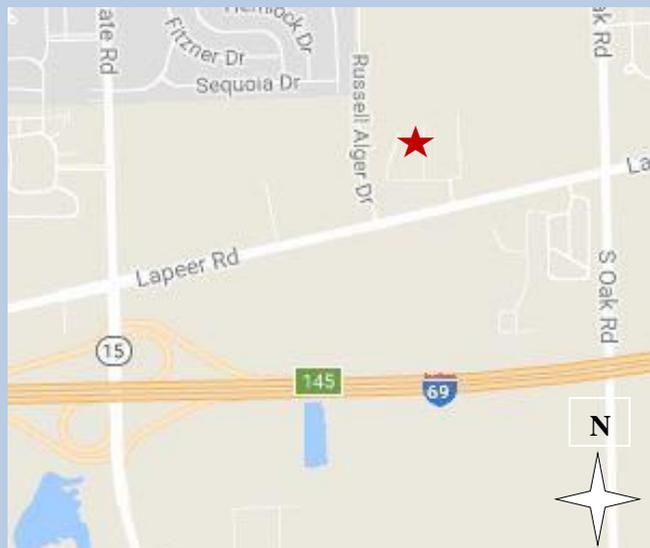
*Presented by
Olmack Builders, Inc.*

Working with Atlas Real Estate, Goodrich, MI

Olmack Builders is now offering the final phase of
Hillside Meadows Condominiums in Davison.

Located off Lapeer Road, Hillside Meadows is close to shopping, schools and
expressways.

Offering Detached and Attached units
with similar floorplans



Contact Atlas Real Estate at 810.636.3400 for more information



Hillside Meadows Condominiums

Davison, MI

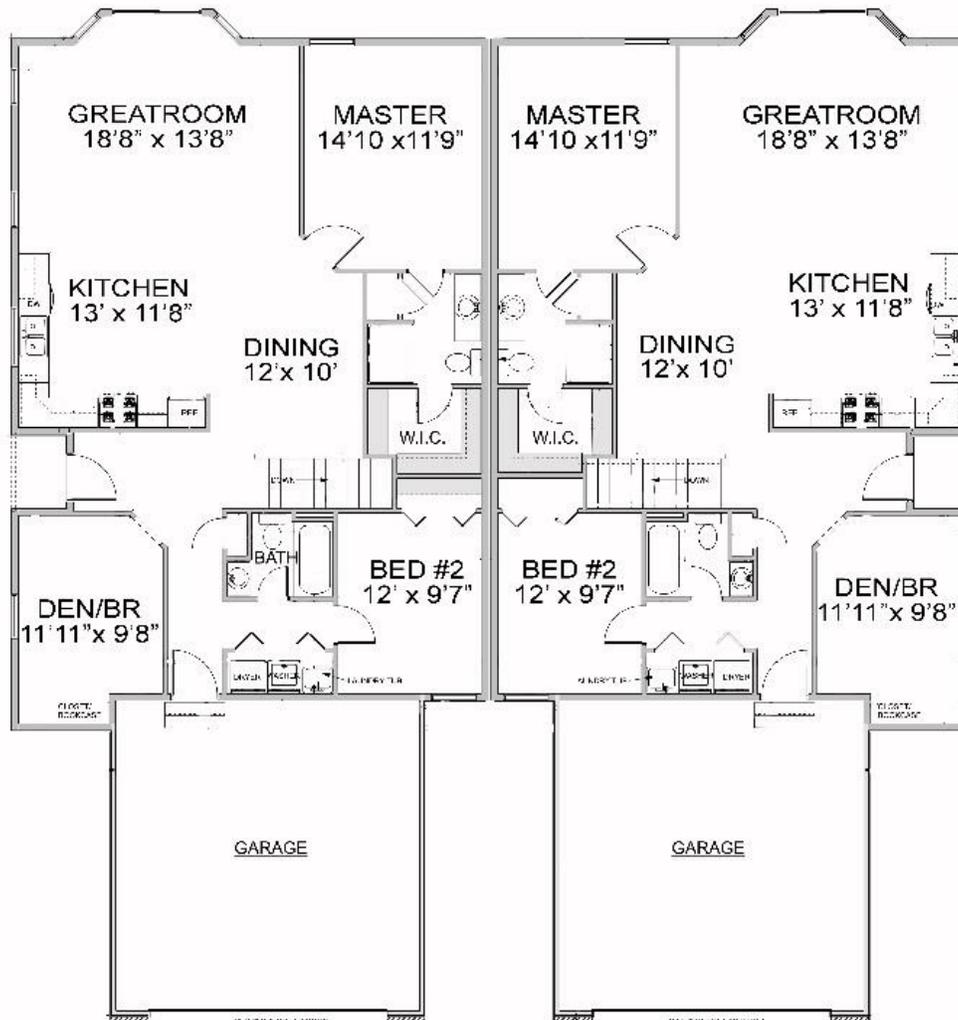
Standard Features Included

- ✓ Daylight Basement
- ✓ Granite in Kitchen
- ✓ Extended Upper Cabinets in Kitchen (36 inches)
- ✓ Recessed Lighting in Kitchen (5 units) and stairs (1 unit)
- ✓ Ceiling Fan Prep in Great Room and Master (fans not provided)
- ✓ Tall Height Elongated Bath Toilets
- ✓ 4 ¼ OG Base

General Building Specifications

- ✓ Furnace – 90+ efficiency, natural gas
- ✓ Water heater – high efficient natural gas
- ✓ 2 x 6 construction, 16" on center
- ✓ House wrap – tyvek or similar
- ✓ 7/16 sheathing on exterior walls
- ✓ Insulation: R-38 ceilings, R-19 walls, R-11 basement
- ✓ Sump pump
- ✓ 150 Amp electrical service
- ✓ Poured concrete basement with 8' walls
- ✓ Garage wired for garage door opener; 16x7 uninsulated garage door
- ✓ Aluminum seamless gutters and downspouts
- ✓ Concrete driveway and front sidewalk
- ✓ 30-year dimensional shingles
- ✓ Egress window in basement
- ✓ Vinyl siding with partial brick on front per plan
- ✓ Windows – Silverline by Anderson white vinyl double pane/low-e/argon gas
- ✓ Standard interior light fixtures – brushed nickel finish
- ✓ Standard closet shelving
- ✓ Standard hardware – brushed nickel finish
- ✓ Standard plumbing fixtures
- ✓ White One-piece Fiberglass Tub and Shower
- ✓ Stainless double bowl kitchen sink with garbage disposal
- ✓ Interior paint – Pittsburgh Paint flat; One color throughout, white trim
- ✓ Exterior doors – Therma True fiberglass or equal
- ✓ Interior doors – decorative hollow core masonite / pre-hung
- ✓ Counter tops – Granite in Kitchen, Laminate in baths
- ✓ Bathroom mirrors
- ✓ Choice of gas or electric for range and dryer.
- ✓ Municipal water and sewer
- ✓ Two exterior water spigots
- ✓ Two exterior electrical receptacles

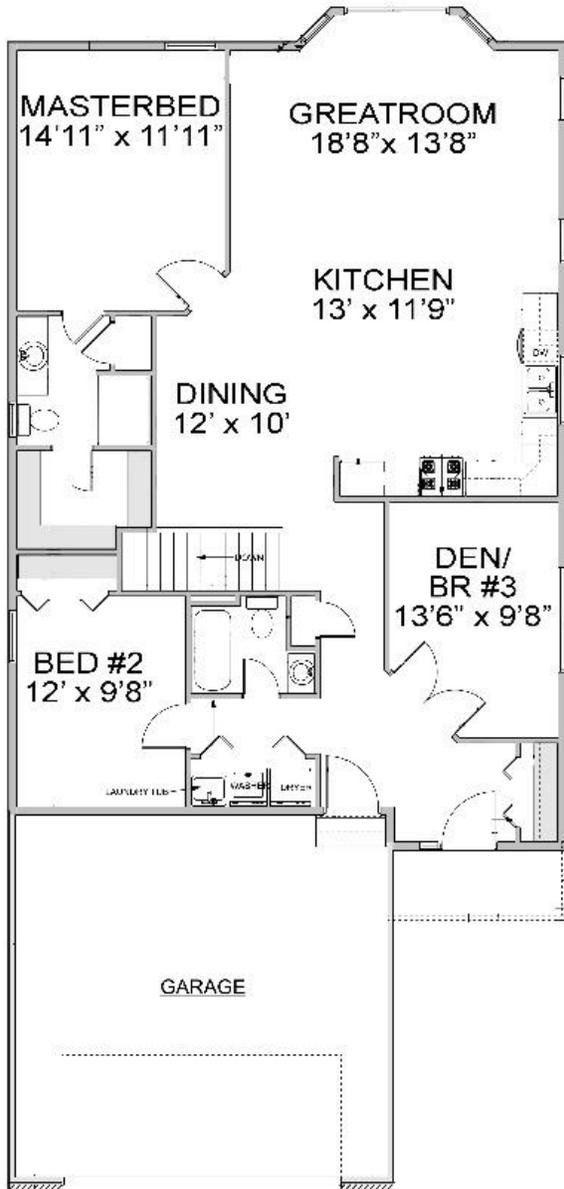
Attached Unit
1,420 Sq. Ft.
\$184,900



Detached Unit

1,450 Sq. Ft.

\$189,900



Hillside Meadows Condominiums Site Layout

