

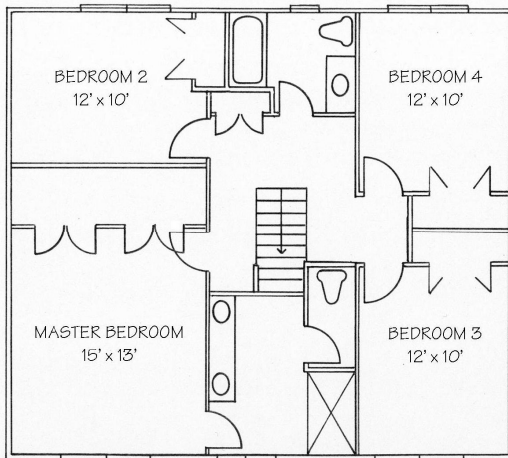


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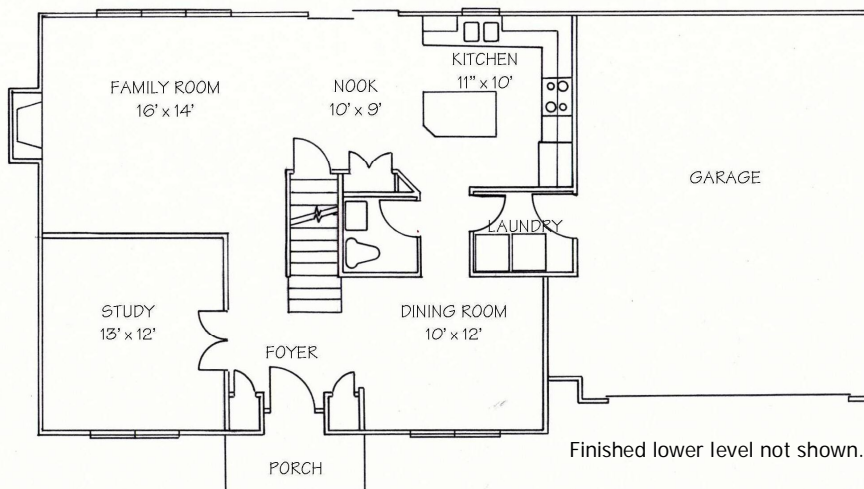


**5508 SENEY CIRCLE**

**\$234,900**

**For this price, a whole lot of brand new home with exceptional standard features! 2530 square feet including finished rec room in walkout lower level.**

**Completion May/June 2012**



*Since 1971*

www.annarborbuilders.com  
(734) 761-8990

*Rendering is an artist's conception. Square footage and floorplan dimensions are approximate. Actual construction may vary.*

# 5508 SENEY CIRCLE

## EXCEPTIONAL STANDARD FEATURES



When you purchase a home built by Ann Arbor Builders, you won't need to spend thousands of extra dollars because everything you'll need to move into your new home is included . . . and then some: the features Ann Arbor Builders includes as standard are well above most standards. And the company proudly builds homes with products made in the U.S.A., including several made in Michigan.

- ★ Upgrade features: Ann Arbor Builders standards
- ★ Energy saving features
- ★ Made in Michigan

### ENERGY SAVING FEATURES

For your comfort and savings, every Ann Arbor Builders home includes the same high energy-saving standards:

- ★ ★ 90+ high efficiency **Carrier** furnace
- ★ ★ 13 SEER **Carrier** air conditioning
- ★ ★ 7-day programmable thermostats
- ★ ★ ★ High efficiency **Bradford White** hot water heater
- ★ ★ **Anderson** double hung windows with low E and argon
- ★ ★ ★ Cellulose insulation: R41 ceiling/R13 wall
- ★ **Tyvek** housewrap
- ★ ★ ★ Energy heel trusses
- ★ Complete interior caulk package

### CABINETS/COUNTERS

**Merillat** maple or equal  
Laminate counters

### APPLIANCES

- ★ Allowance

### WALLS, TRIM AND HARDWARE:

- Smooth finished drywall, painted one color throughout
- ★ ★ 4-1/4" baseboard, painted
- ★ ★ 3-1/4" door and full window casing
- ★ ★ 4 panel doors, painted
- ★ Brushed nickel **Schlage** locksets
- Ventilated closet shelving

### PLUMBING

- ★ Top quality plumbing fixtures by **Kohler**  
Kitchen sink: double bowl stainless steel  
Bath sinks: oval china  
Bath faucets: Coralais lever handles  
Tub/showers: one piece fiberglass  
Water closets: elongated
- ★ Plumbed for lower level bath
- ★ Waterline to refrigerator  
Garbage Disposal

### FLOORING

- ★ Baths: ceramic tile
- ★ Foyer and powder room: oak  
Kitchen, nook and laundry: vinyl  
Other rooms: nylon carpet

### ELECTRIC, CABLE, PHONE

Lighting fixtures: allowance  
2 phone jacks/6 cable outlets

### EXTERIOR

- Maintenance free vinyl siding
- ★ **Tamko** 30 year architectural dimensional shingles
- ★ Concrete walkway
- ★ Asphalt driveway
- ★ Aluminum gutters and downspouts
- ★ Insulated embossed steel garage door with openers
- Basement damproofing, drain tile, sump pump
- ★ Hydroseeding