

Lincoln Pines

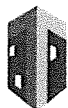
Base Prices

Floor Plan	Style	Sq.Ft.	Base Price	ELEVATION		
				A	B	C
<u>BRIARWOOD</u>	4 Bedroom Colonial	1883	\$ 352,900.	BASE	\$ 3,900.	\$ 6,900.
<u>HURON</u>	4 Bedroom Colonial	2027	\$ 369,900.	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	\$ 372,900.	BASE	\$ 3,900.	\$ 5,900.
<u>HAMPTON III</u>	4 Bedroom Colonial	2338	\$ 382,900.	BASE	\$ 3,900.	\$ 5,900.
<u>HAMPTON IV</u>	4 Bedroom Colonial	2487	\$ 399,900.	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.			
<u>CARWELL</u>	4 Bedroom Colonial	2393	\$ 389,900.	BASE	\$ 3,900.	\$ 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	\$ 392,900.	BASE	\$ 2,900.	\$ 7,900.
<u>HARPER</u>	4 Bedroom	2548	\$ 404,900.	BASE	\$ 2,900.	\$ 7,900.
Optional Master Bath Deluxe Shower \$ 3,200.						
<u>MANISTEE</u>	4 Bedroom 1 ST Floor Master Bedroom	2269	\$ 402,900.	BASE	\$ 2,900.	\$ 7,900.

Base Prices subject to change without notice or obligation.
Effective Date: 02.21.2023 – current Lincoln Pines Pricing

Proudly built By:

Sales and Marketing By:



TROWBRIDGE
COMPANIES



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REALTY

Lincoln Pines

Standard Features

Community Features

- Protective Restrictive Covenants
- Underground Utilities. Municipal Water & Sewer
- Lincoln Consolidated School District
- Easy Access area express ways, Airport & Retail Shopping

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
- Mullican 3" Wide Engineered Hardwood 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 Hanging 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 **ISE** Garbage Disposal
- Gas Line or 220V for Range
- Venting to outside for Microwave

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

Standard Features are subject to change without notice or obligation.

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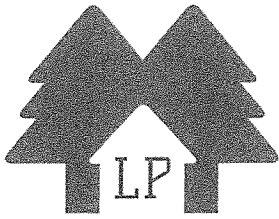
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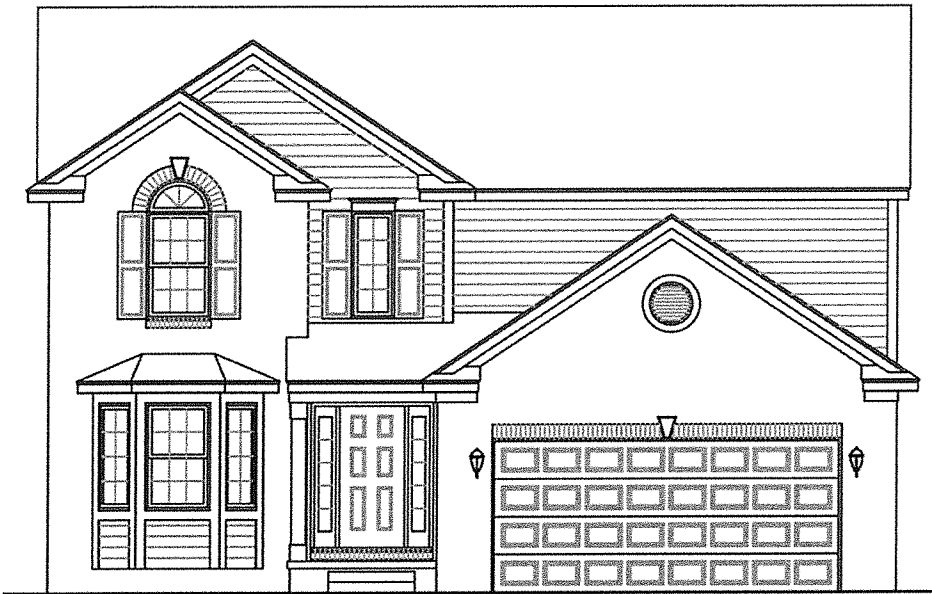
Lincoln Pines

The Briarwood I

4 Bedroom Colonial
1,883 sq. ft.



ELEVATION - A



ELEVATION - B

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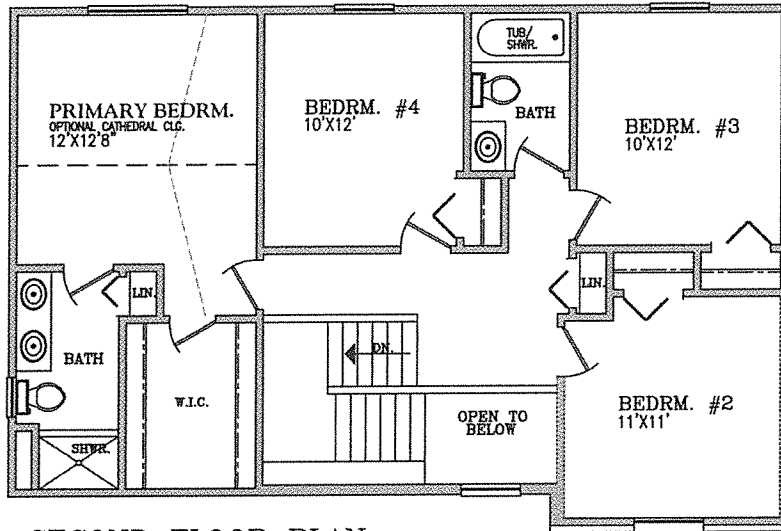
ELEVATION - C



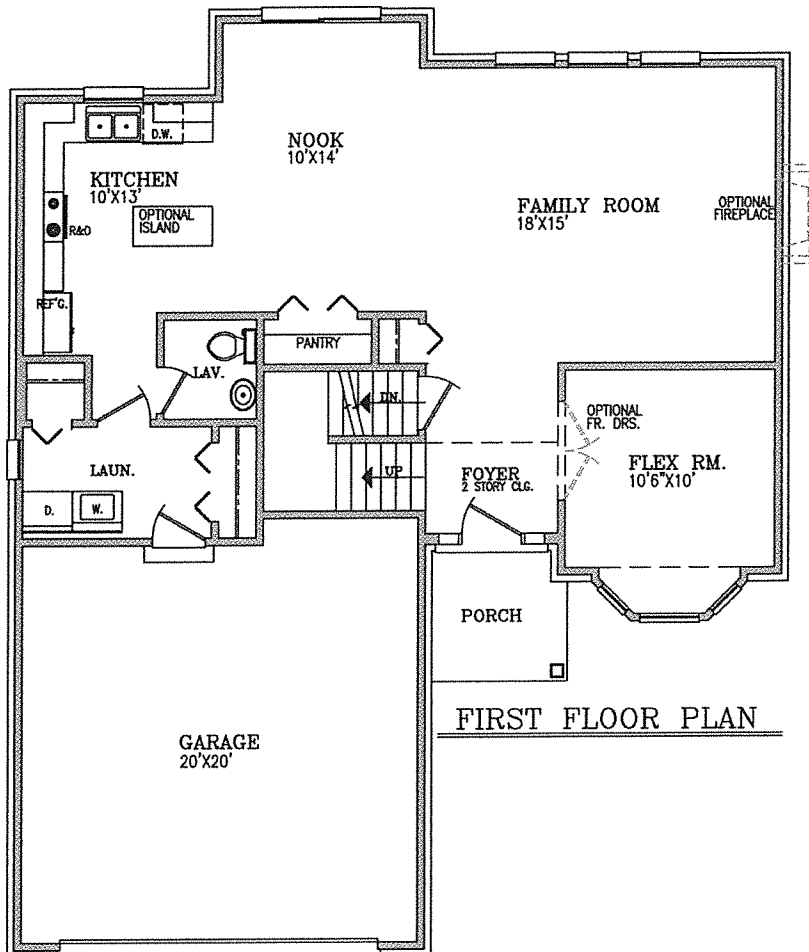
Lincoln Pines

The Briarwood I

4 Bedroom Colonial
1,883 sq. ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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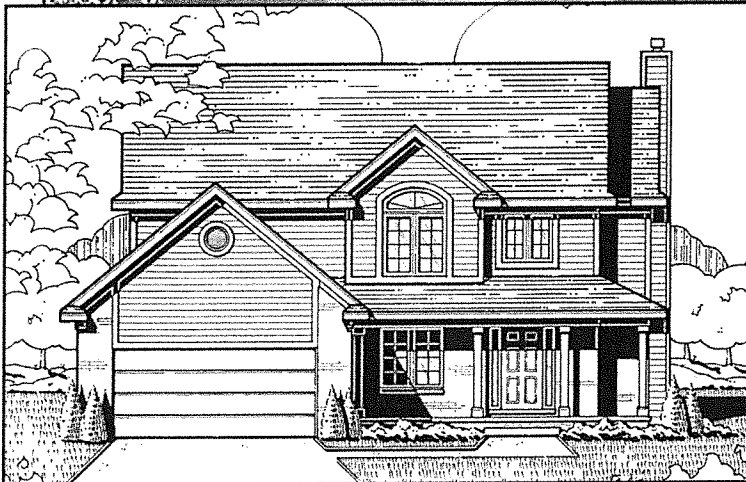
Lincoln Pines

The Huron

4 Bedroom Colonial
2,027 sq. ft.



Elevation B

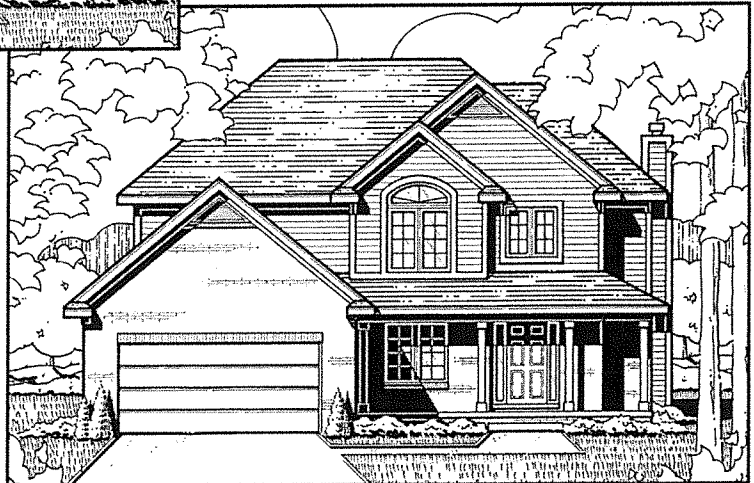


Elevation A

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Elevation C

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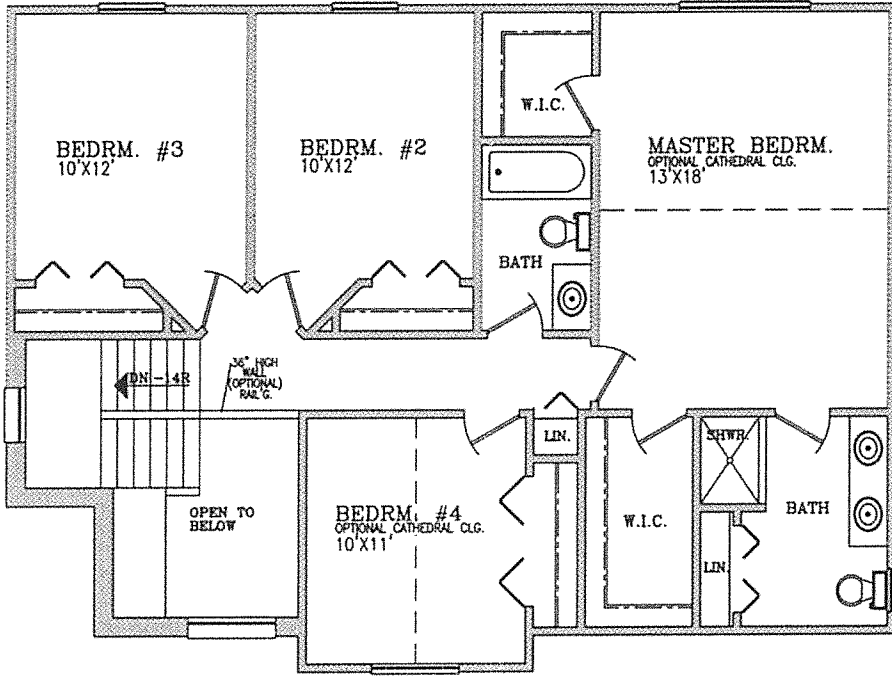
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The Huron

4 Bedroom Colonial
2,027 sq. ft.

Lincoln Pines

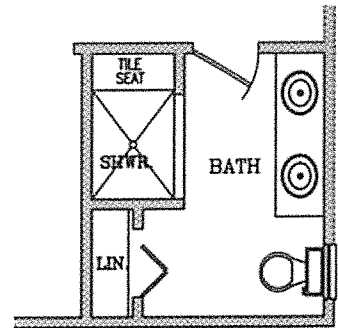


SECOND FLOOR PLAN

PROUDLY BUILT BY:



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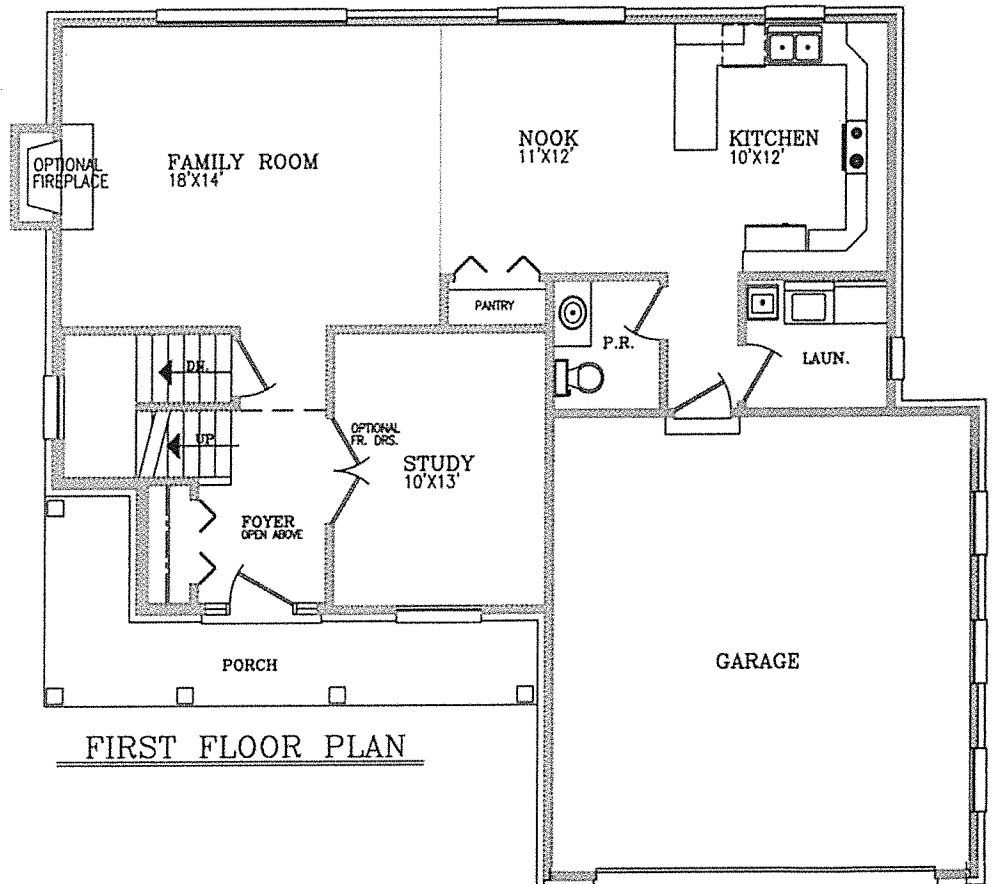
OPTIONAL MASTER BATH

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FIRST FLOOR PLAN



Lincoln Pines

The Hampton II

4 Bedroom Colonial
2,178 sq. ft.



ELEVATION - A



ELEVATION - B

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ELEVATION - C

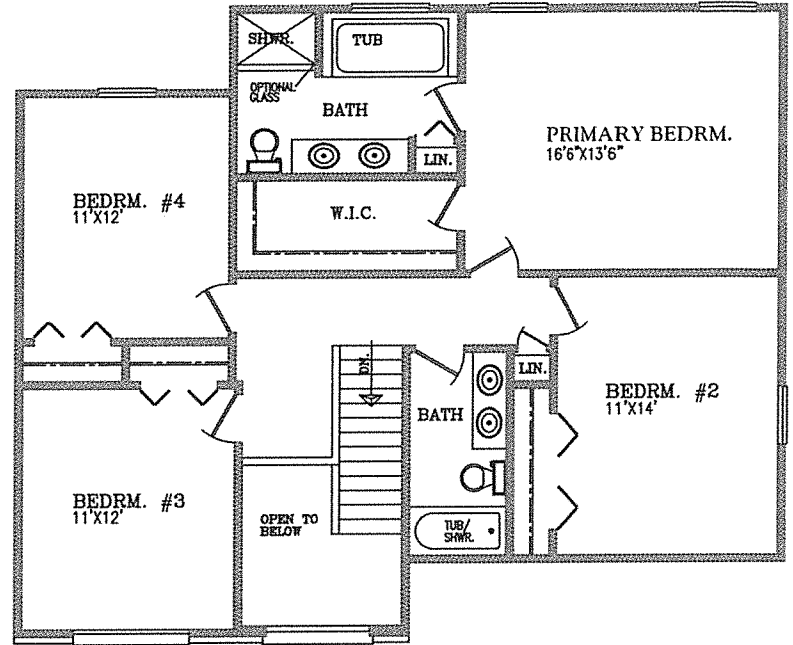
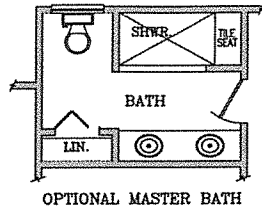
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Lincoln Pines

The Hampton II

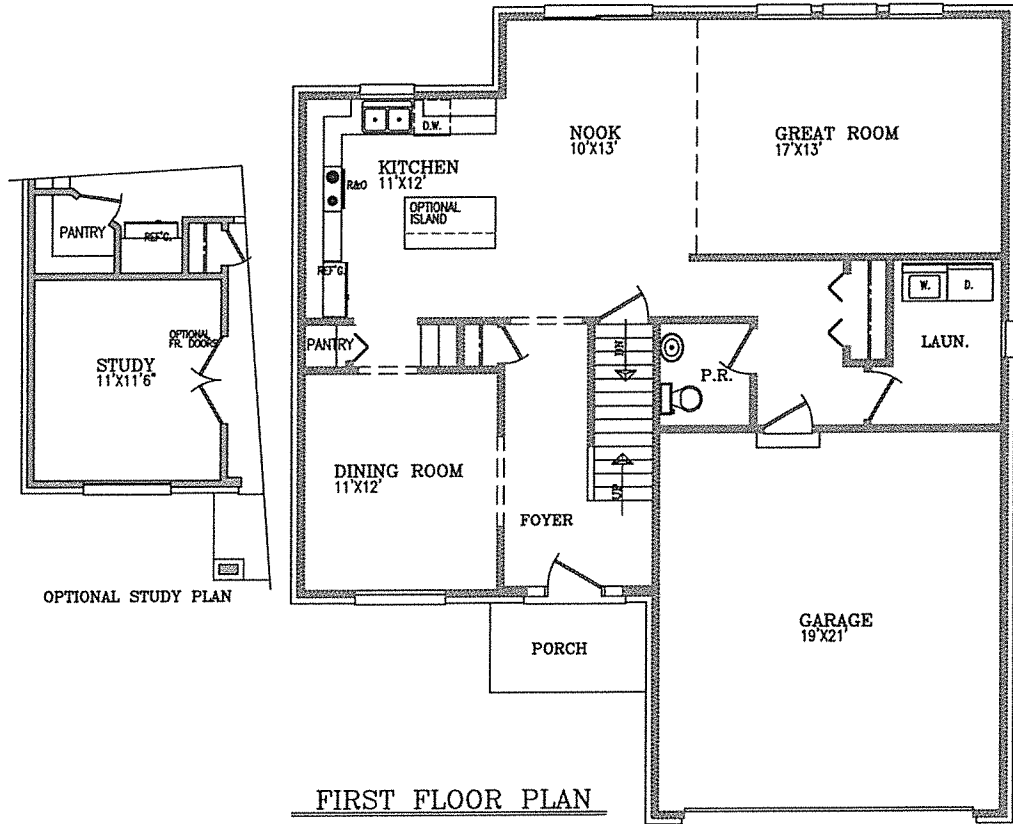
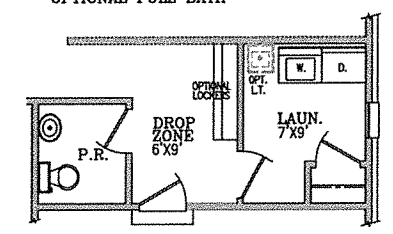
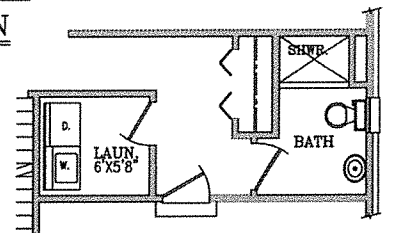
4 Bedroom Colonial
2,178 sq. ft.



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Lincoln Pines

The Hampton III

4 Bedroom Colonial
2,338 sq. ft.



ELEVATION - A



ELEVATION - B

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ELEVATION - C



Lincoln Pines

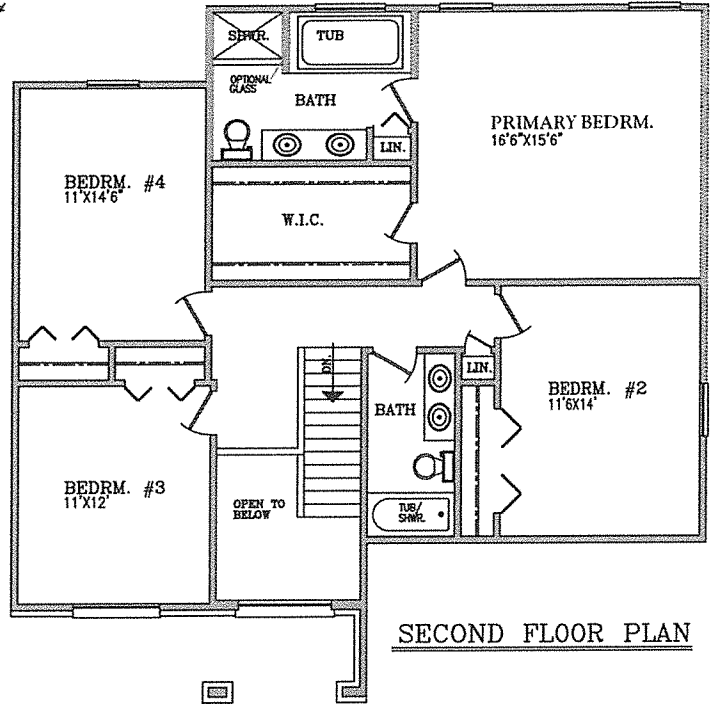
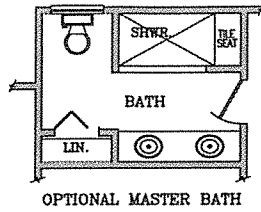
The Hampton III

4 Bedroom Colonial
2,338 sq. ft.

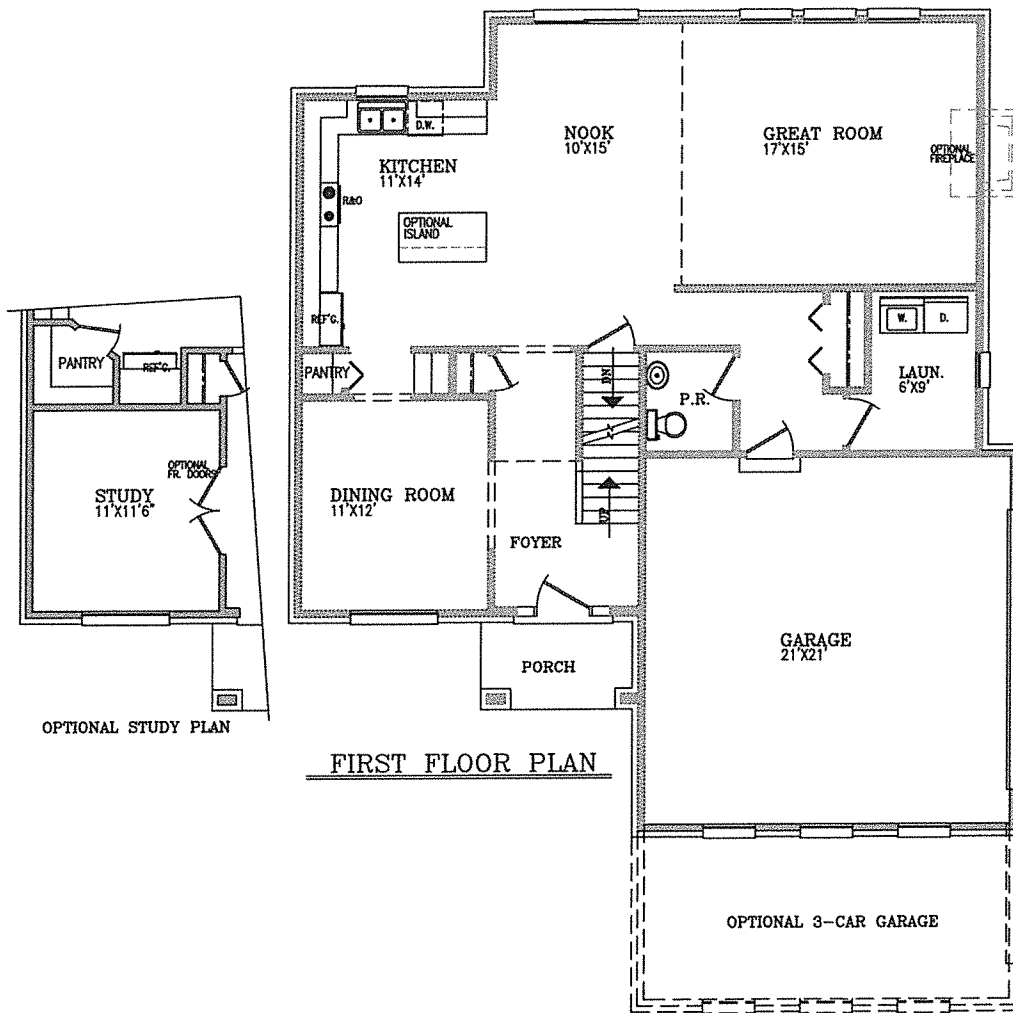
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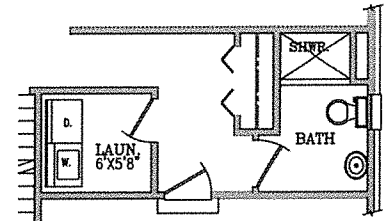
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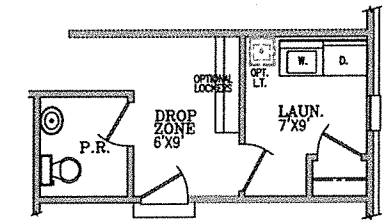
SECOND FLOOR PLAN



FIRST FLOOR PLAN



OPTIONAL FULL BATH



OPTIONAL DROP ZONE

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Lincoln Pines

The Hampton IV

4 Bedroom Colonial
2,487 sq. ft.



ELEVATION - A



ELEVATION - B

PROUDLY BUILT BY:



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ELEVATION - C



Lincoln Pines

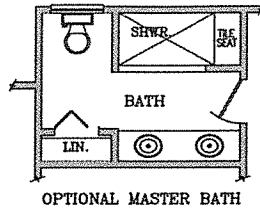
The Hampton IV

4 Bedroom Colonial
2,487 sq. ft.

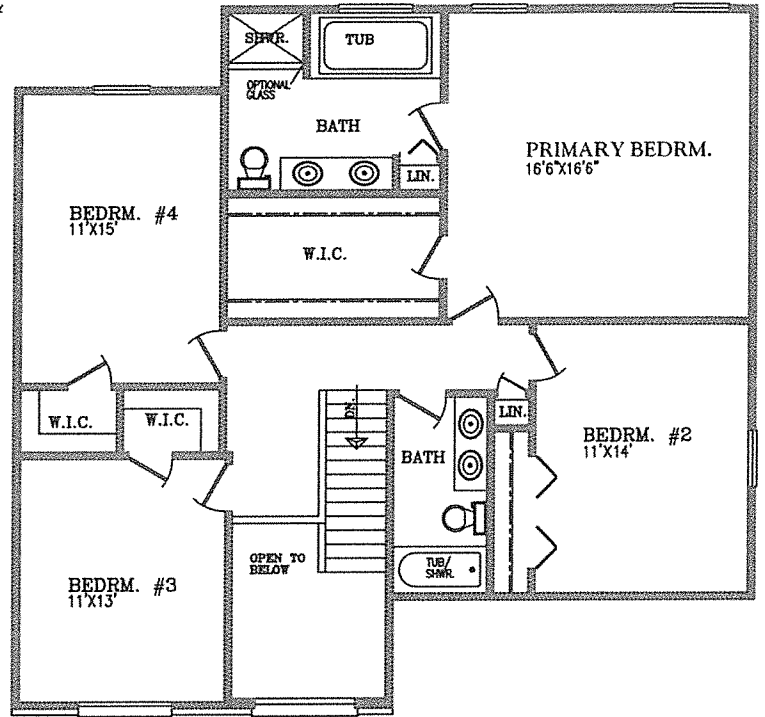
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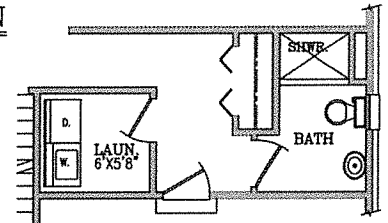
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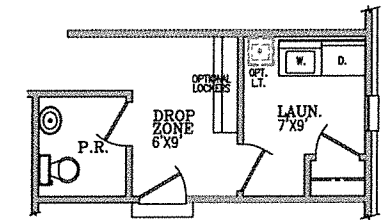
OPTIONAL MASTER BATH



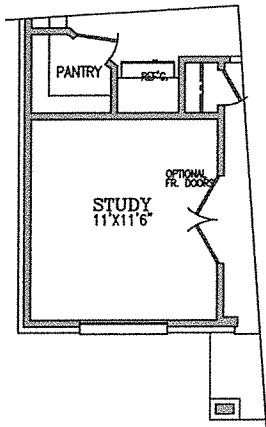
SECOND FLOOR PLAN



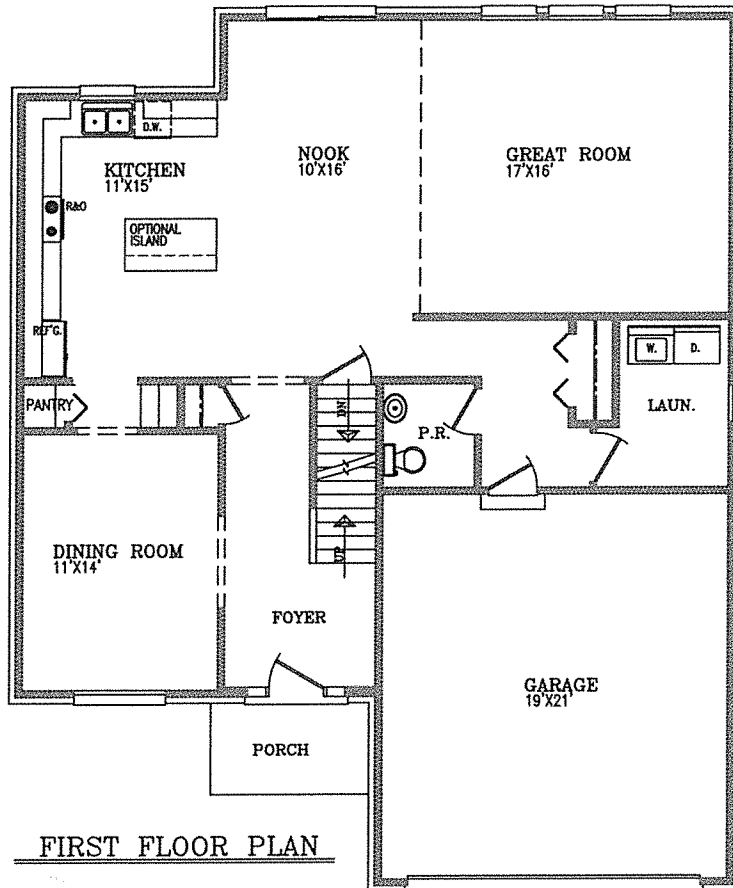
OPTIONAL FULL BATH



OPTIONAL DROP ZONE



OPTIONAL STUDY PLAN



FIRST FLOOR PLAN

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Lincoln Pines

The Carwell

4 Bedroom Colonial
2,393 sq. ft.



ELEVATION - A

PROUDLY BUILT BY:



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ELEVATION - B

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ELEVATION - C

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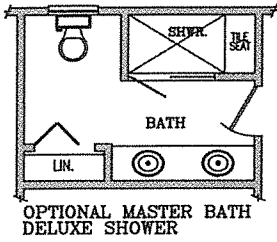


Lincoln Pines

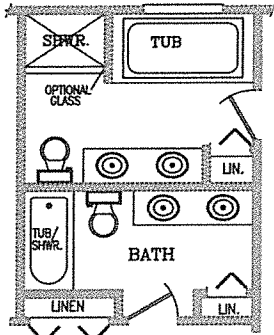
The Carwell

4 Bedroom Colonial

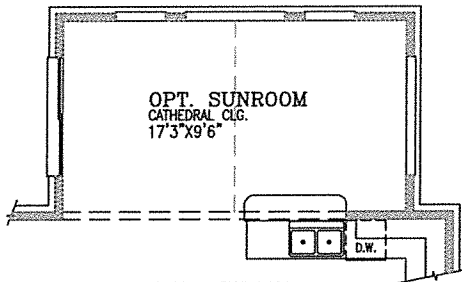
2,393 sq. ft.



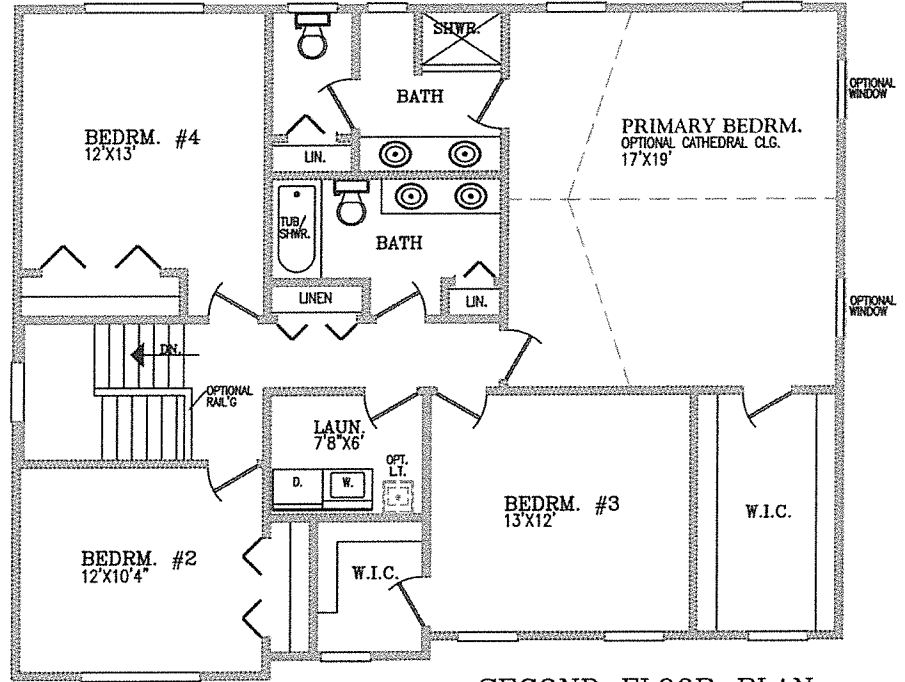
OPTIONAL MASTER BATH
DELUXE SHOWER



OPTIONAL MASTER BATH
TUB & SHOWER



OPTIONAL SUNROOM
+ 187 SQ. FT.



SECOND FLOOR PLAN

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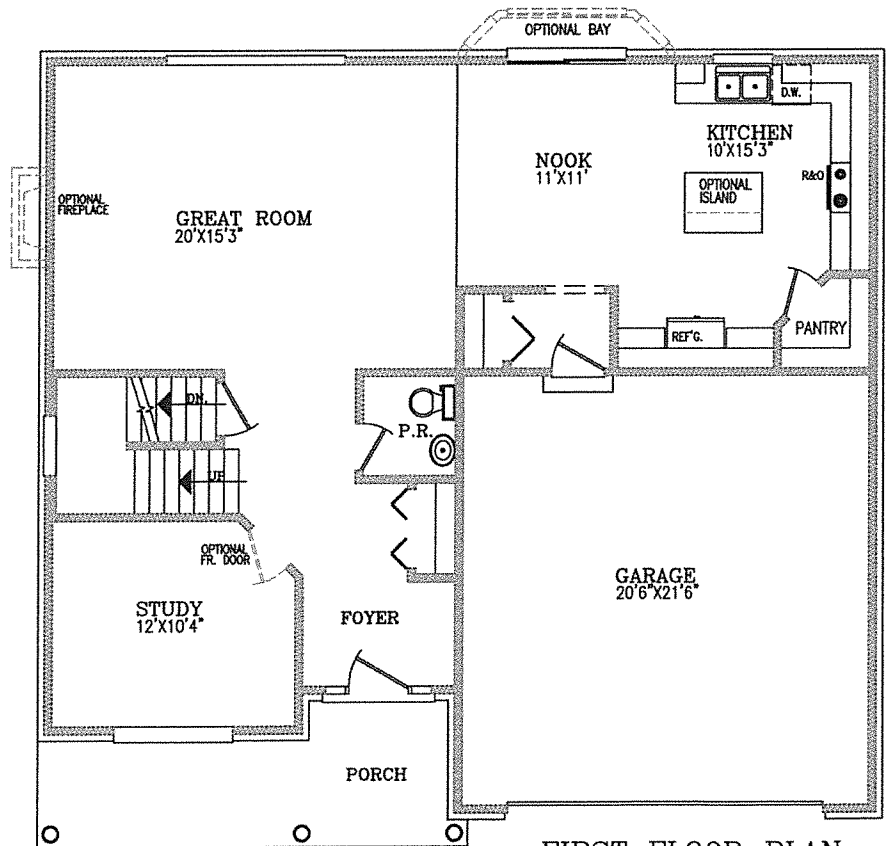


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FIRST FLOOR PLAN



Lincoln Pines

The Harper

First Floor Master
3 or 4 Bedroom
2,384 sq. ft. - 2,548 sq. ft.



ELEVATION - A



ELEVATION - B

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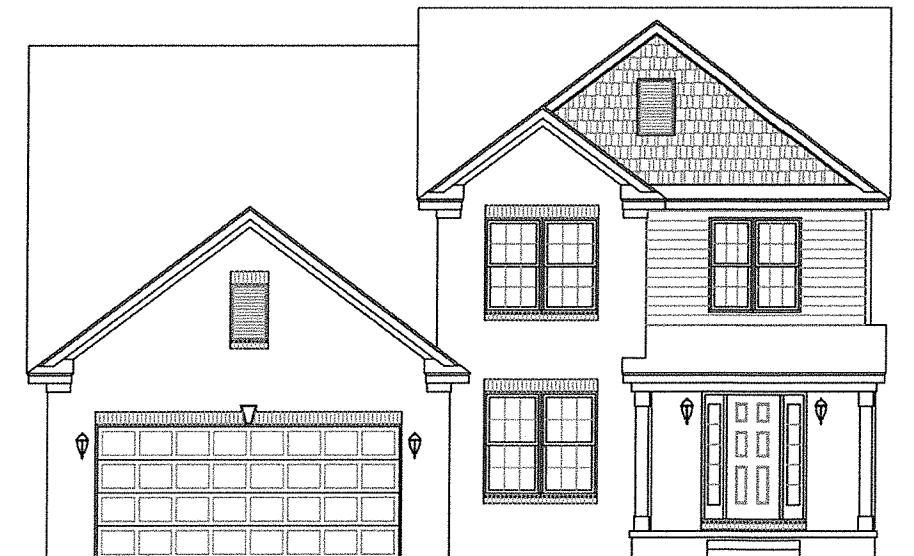
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ELEVATION - C



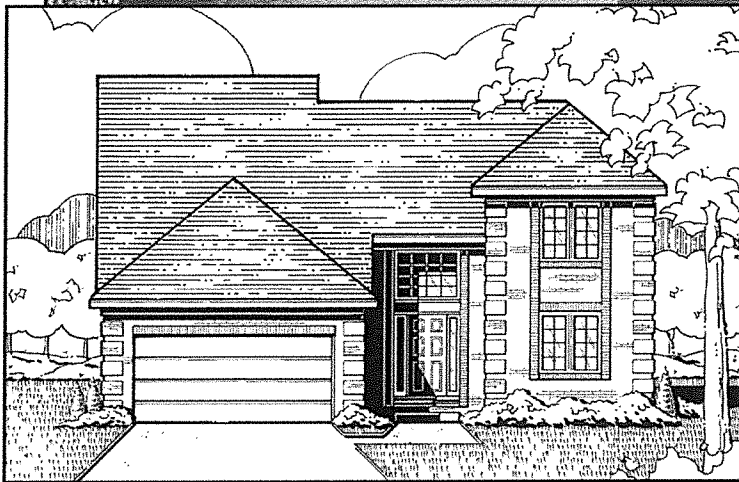
Lincoln Pines

The Manistee

4 Bedroom Story-and-a-half
2,269 sq. ft.



Elevation A



Elevation B

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Elevation C

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Lincoln Pines

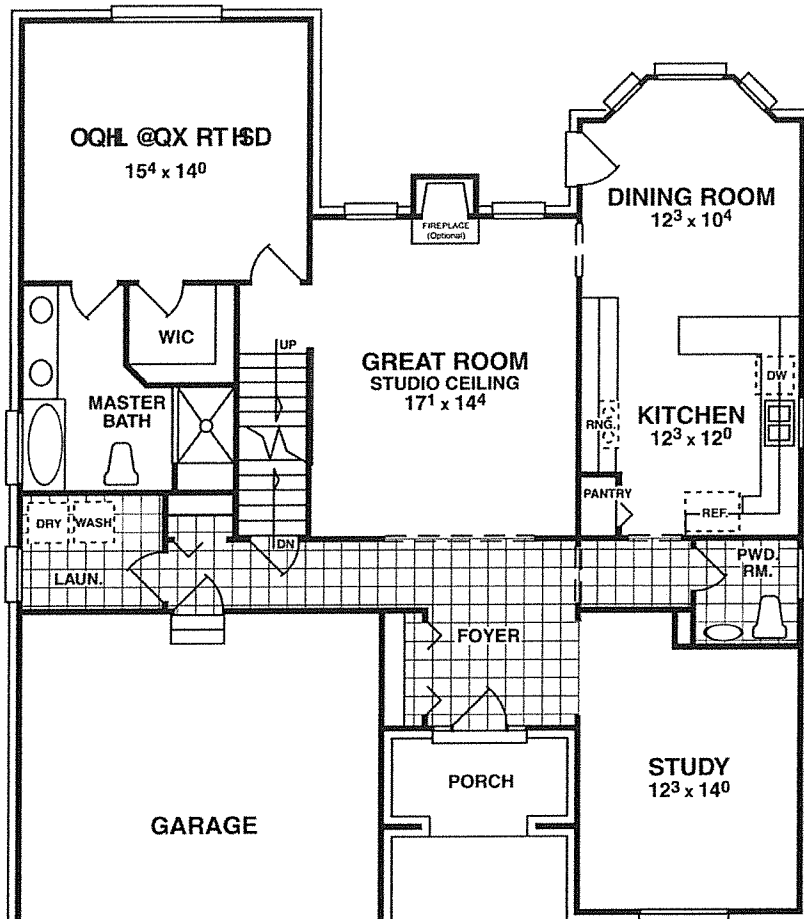
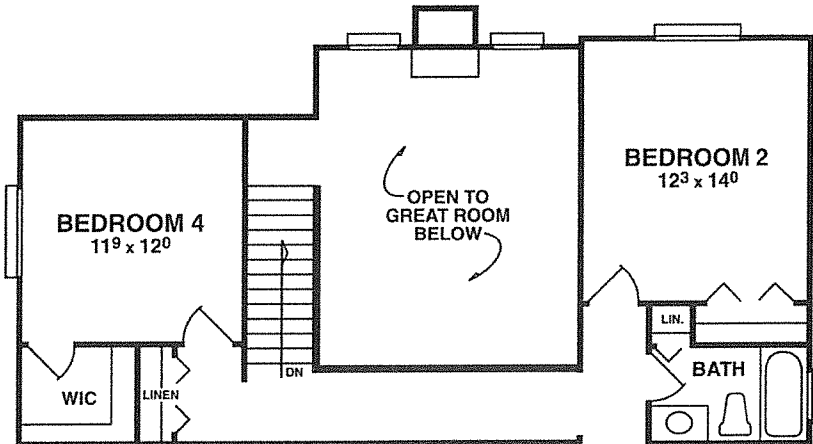
The Manistee

4 Bedroom Story-and-a-half
2,269 sq. ft.

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Updated as of 10.30.2023

Lot #	Lot Size F' x L' x B' x R'	Sq.Ft. of Lot	Acre	Lot Feature	Lot Premium or Spec Home Price
31				SPEC - HURON A	10,000
41	149 x 142 x 117 x 110			HAMPTON 4	CLOSED
42	114 x 110 x 117 x 107			HURON	CLOSED
43	89 x 117 x 107 x 110			HAMPTON 3	CLOSED
44	73 x 142 x 99 x 117			CARWELL W/ SUNROOM	CLOSED
55	70 x 141 x 104 x 125			HARPER	CLOSED
102	116 x 84 x 89 x 132			CARWELL W/ SUNROOM	CLOSED
103	80 x 132 x 88 x 127				SOLD
104	92 x 127 x 96 x 110			SPEC - HURON - "A"	4,000
105	95 x 110 x 95 x 110			SPEC- CARWELL W/SUNROOM - "A"	SOLD
108	105 x 122 x 86 x 135			HOLD - RITZ	CLOSED
109	104 x 135 x 63 x 128			SPEC - HAMPTON 3 B	7,000
110	108 x 128 x 80 x 115			HARPER	SOLD
111	115 x 115 x 78 x 111			HOLD - RITZ	3,000
112	116 x 111 x 80 x 110			SPEC - CARWELL W/SUNROOM A	3,000
113	95 x 110 x 95 x 110			HOLD - RITZ	3,000
114	107 x 110 x 15 x 161			SPEC - HARPER 4 A	7,000
128	72 x 137 x 74 x 112			SPEC - HAMPTON 3 B	7,000

ALL LOT SIZES, LOT SQUARE FOOTAGE AND ACREAGE ARE APPROXIMATE.

CONFIRM LOT SIZE USING THE RECORDED PLAT Liber 4465 Page 150 Washtenaw County Records

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

For more Information Contact: Stacey Pardikes 734.564.5154



Stacey Pardikes, REALTOR
734.564.5154
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LINCOLN PINES

A SITE CONDOMINIUM OF PART OF THE
NE 1/4 OF SECTION 4, AUGUSTA TOWNSHIP,
T4S, R7E, WASHTENAW COUNTY, MICHIGAN

BASE PRICE \$ _____

PREMIUM LOTS _____

LAKE ADD \$ _____

POND ADD \$ _____

WOODED ADD \$ _____

WALK-OUT ADD \$ _____

