



**Base Prices**

Floor Plan	Style	Sq.Ft.	Base Price	ELEVATION		
				A	B	C
<b><u>ASPEN</u></b>	3 Bedroom Ranch	2175	\$ 419,900	BASE	\$2,000	\$4,000
Optional Master Bath Deluxe Shower \$ 4,200						
<b><u>HARPER</u></b>	3 Bedroom 1 <sup>ST</sup> Floor Master Suite	2384	\$ 397,900	BASE	\$2,900	\$7,900
<b><u>HARPER</u></b>	4 Bedroom 1 <sup>ST</sup> Floor Master Suite	2552	\$ 409,900	BASE	\$2,900	\$7,900
Optional Master Bath Deluxe Shower (Tile Shower with Seat) \$3,200.						
<b><u>HAMPTON IV</u></b>	4 Bedroom Colonial	2487	\$ 409,900	BASE	\$ 3,900	\$ 5,900
Optional Study/Pantry Kitchen includes 5' Double Glass Doors at Study \$2,400. Optional Master Bath Deluxe Shower \$3,200						
<b><u>CARWELL</u></b>	4 Bedroom Colonial	2393	\$ 399,900	BASE	\$ 3,900	\$ 5,900
Optional Sunroom + 187 Sq.Ft. \$25,900.      Optional Master Bathtub & Tile Shower \$4,500.						
<b><u>MADISON</u></b>	4 Bedroom Colonial	2528	\$ 419,900	BASE	\$ 2,000.	\$ 10,000.
Optional Deluxe Standard Bath \$3,200.      Optional Deluxe Bath w/ Soaking Tub & Tile Shower \$4,600.						

Base Prices subject to change without notice or obligation.

Effective Date: 1.30.2024

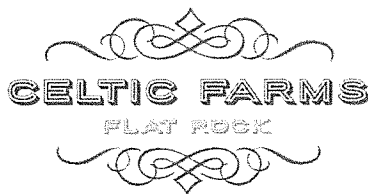
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*Sales and Marketing By:*



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## Standard Features

### Community Features

- Protective Restrictive Covenants
- Underground Utilities. Municipal Water & Sewer
- Flat Rock Public School District
- Oversized Home Sites – Averaging 1/3 Acre

### 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
- *Woodland* 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 Metal 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 Garbage Disposal
- Gas Line or 220V for Range
- Kitchen Exhaust Vented to Outside

### Bathroom Features

- Granite Countertops with Self Rimming Sinks
- **Delta®** Dual Control 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
- Insulated and Finished Drywall in Garage
- 2 Car Side Entry or 3 Car Garage (subject to Lot-Fit)
- 8'-10" Poured Basement Wall

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**TROWBRIDGE**  
COMPANIES

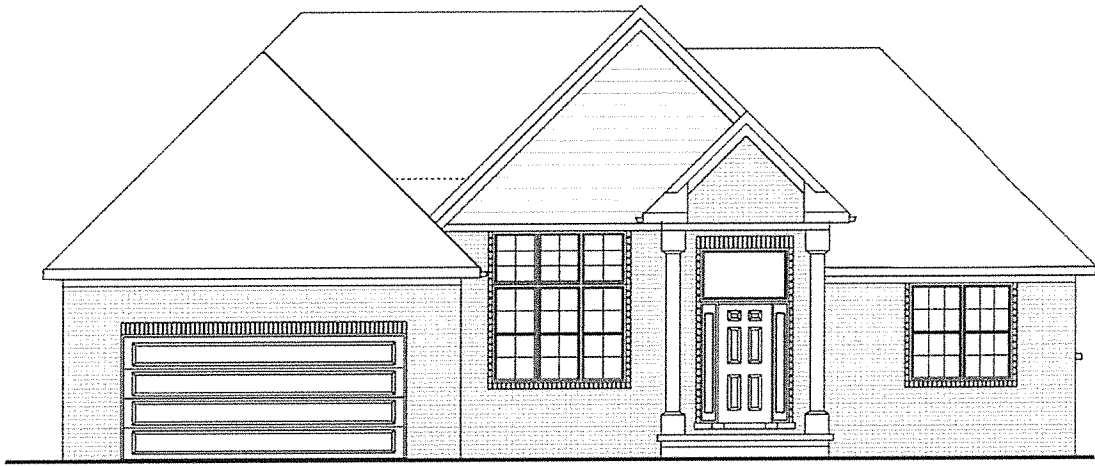


Standard Features are subject to change without notice or obligation

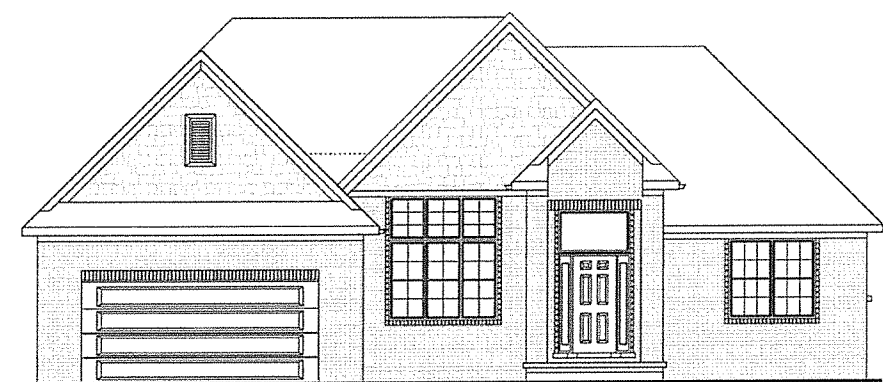
1.6.2023

**CELTIC FARMS**  
 FLAT ROCK

**ASPEN**  
 2,175 SQ. FT.  
 OPTIONAL 3 CAR GARAGE



FRONT ELEVATION "A"



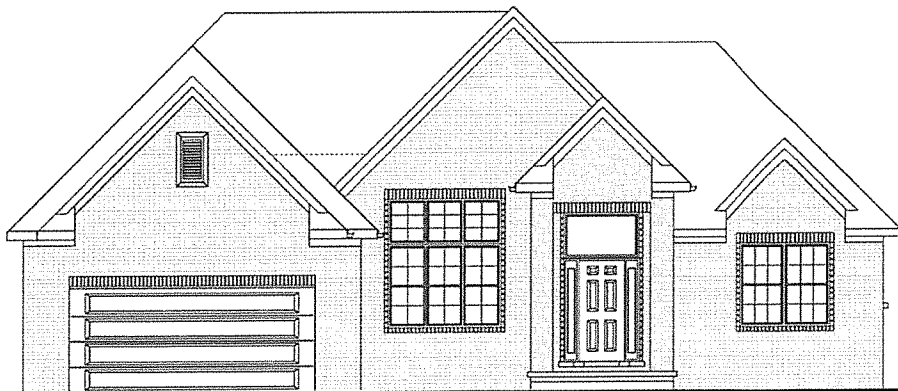
FRONT ELEVATION "B"

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**CAMCO**  
 Building Solutions, LLC

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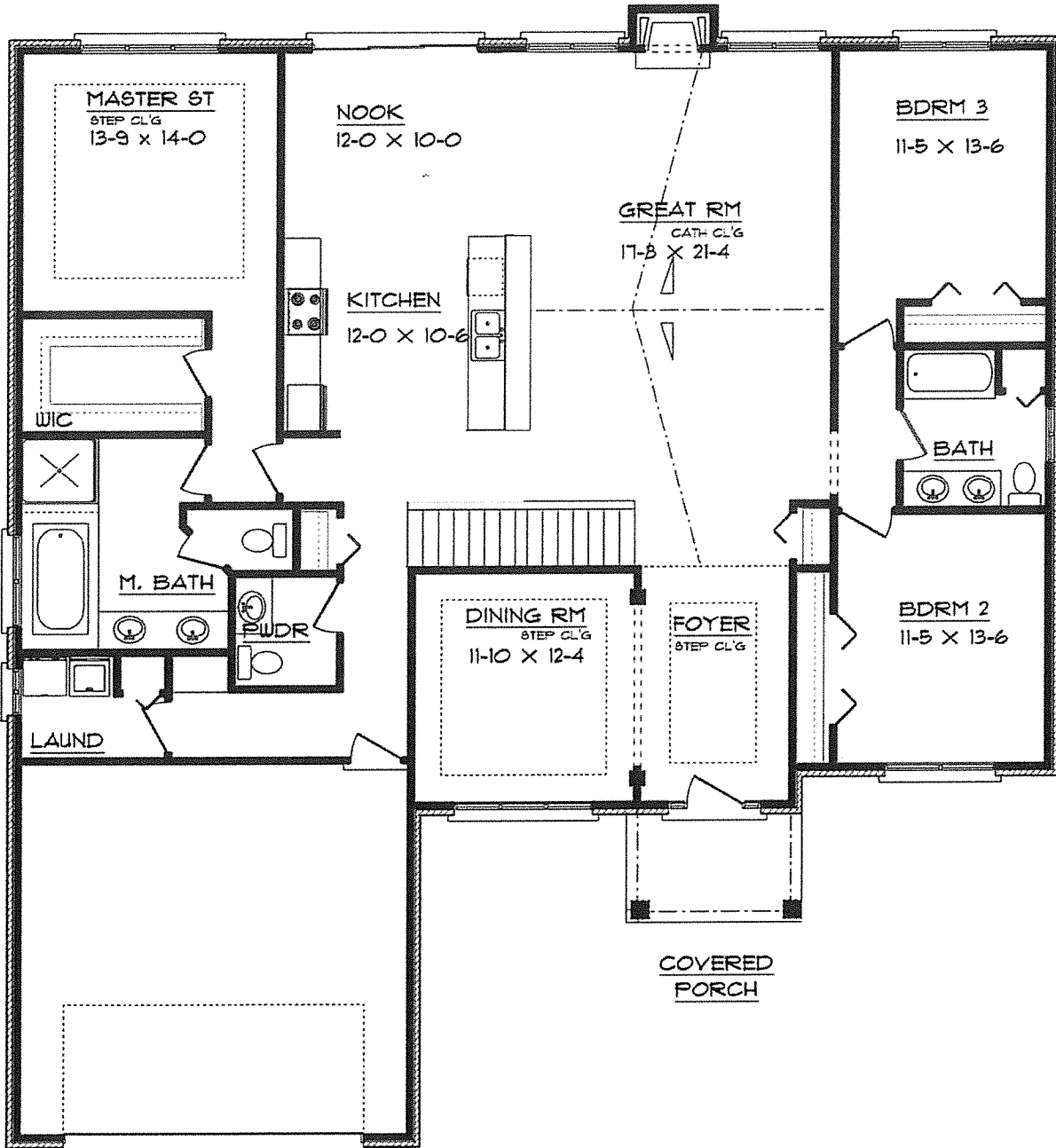


FRONT ELEVATION "C"

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**CELTIC FARMS**  
FLAT ROCK

**ASPEN**  
2,175 SQ. FT.  
OPTIONAL 3 CAR GARAGE



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REALTOR®  
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**CAMCO**  
Building Solutions, LLC

**CELTIC FARMS**  
FLAT ROCK

# The Harper

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



ELEVATION - A



ELEVATION - B

Proudly Built by:



**TROWBRIDGE**  
COMPANIES

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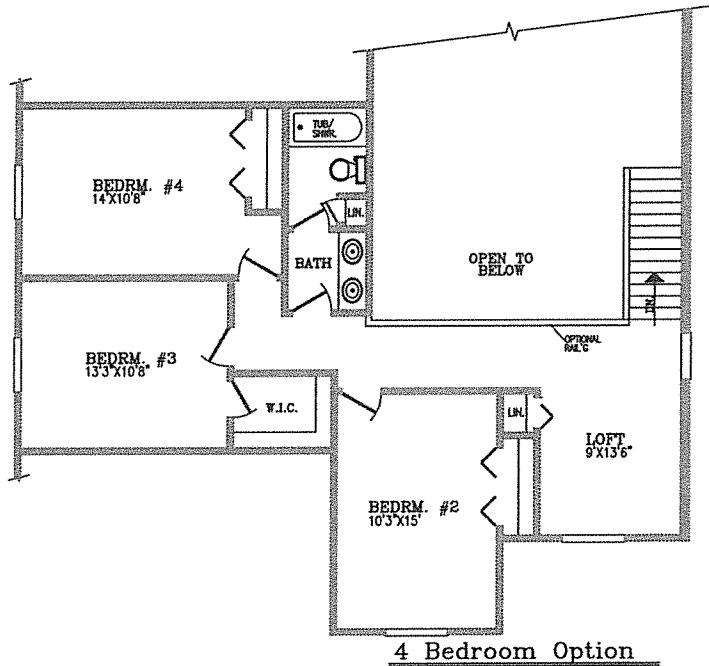


ELEVATION - C

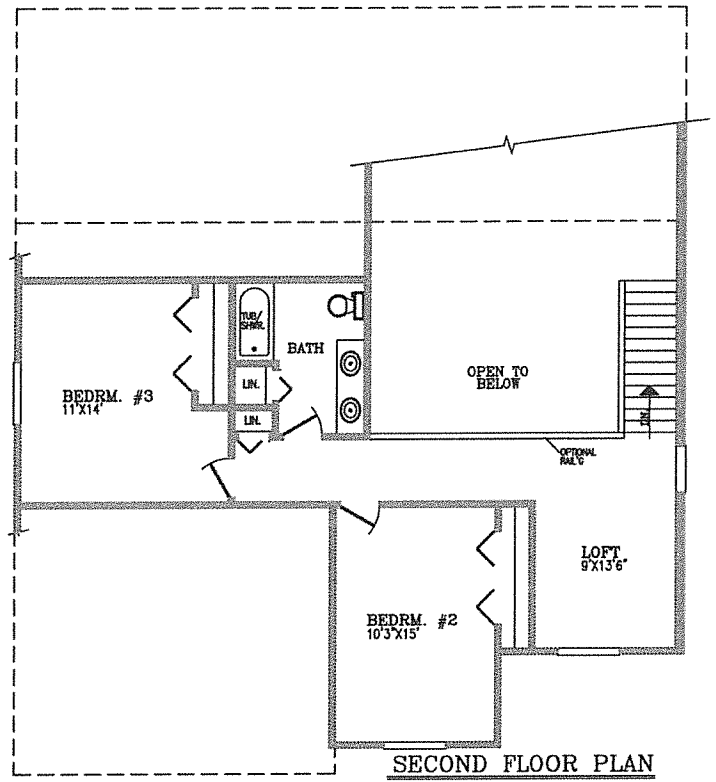
  
**CELTIC FARMS**  
 FLAT ROCK  


# The Harper

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



**4 Bedroom Option**  
+ 164 SQ. FT.



**SECOND FLOOR PLAN**

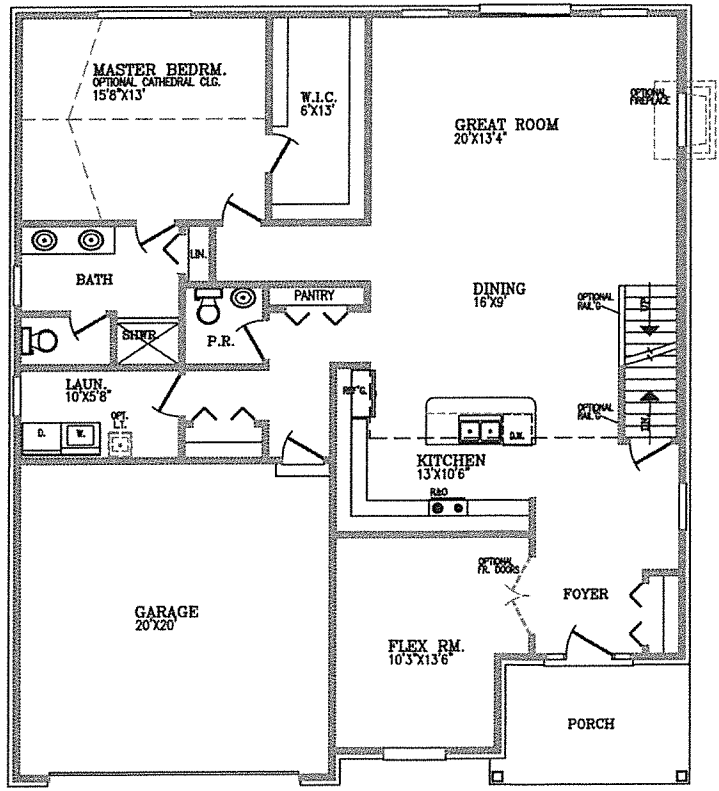
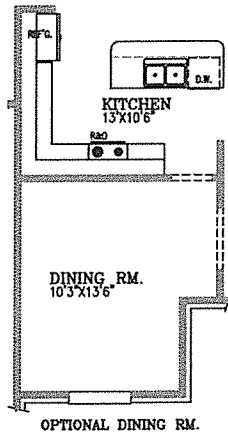
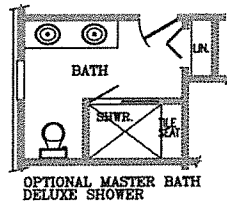
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**FIRST FLOOR PLAN**

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**CELTIC FARMS**  
FLAT ROCK

**The Hampton IV**  
4 Bedroom Colonial  
2,487 sq. ft.



ELEVATION - A



ELEVATION - B

Proudly Built By:



**TROWBRIDGE**  
COMPANIES

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ELEVATION - C

# The Hampton IV

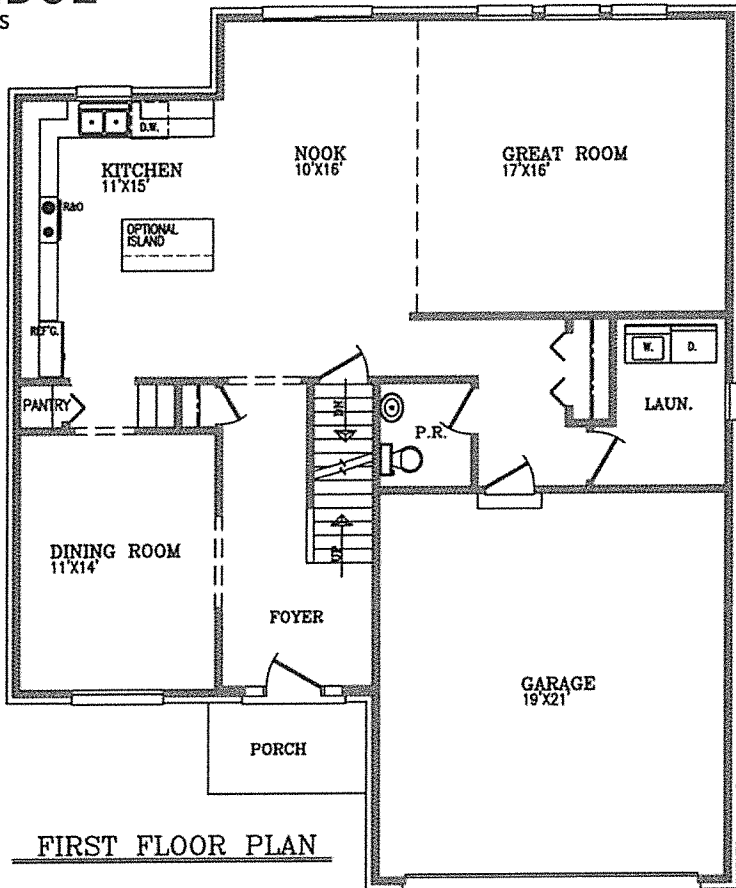
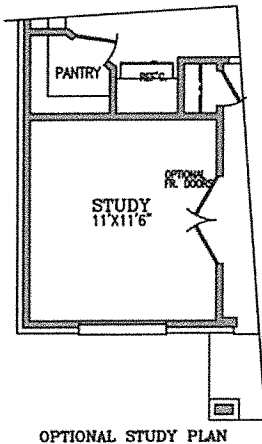
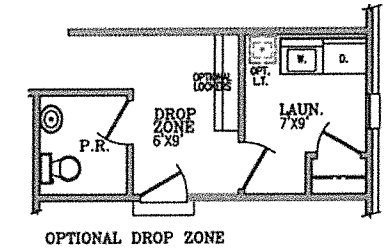
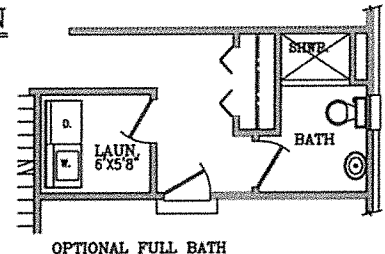
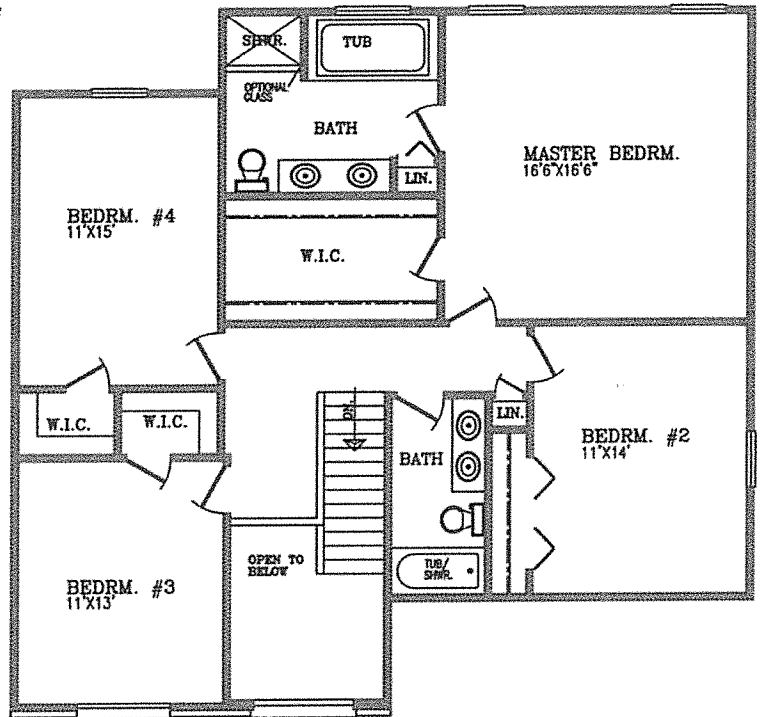
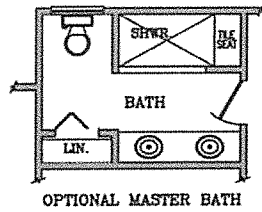
4 Bedroom Colonial  
2,487 sq. ft.

**CELTIC FARMS**  
FLAT ROCK

Proudly Built By:



**TROWBRIDGE**  
COMPANIES



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# The Carwell

4 Bedroom Colonial  
2,393 sq. ft.



ELEVATION - A

Proudly Built by:



**TROWBRIDGE**  
COMPANIES



ELEVATION - B

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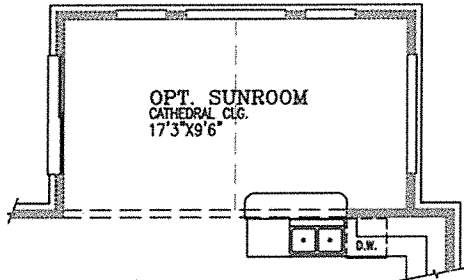
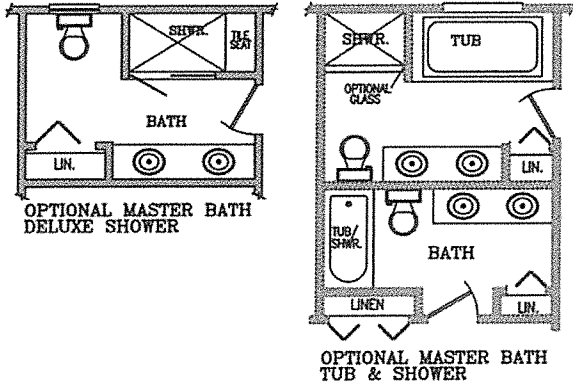


ELEVATION - C

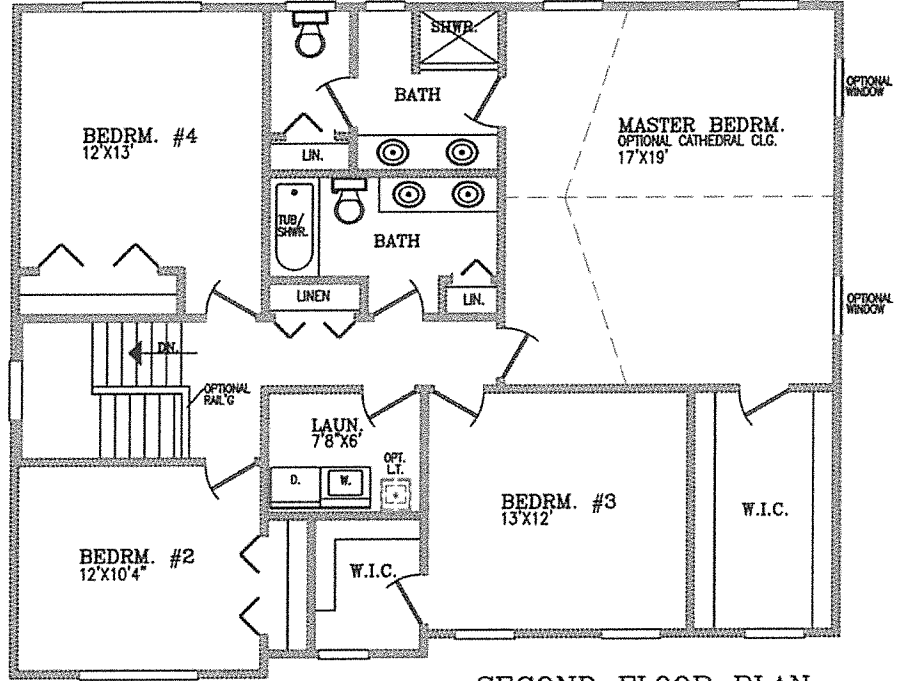
**CELTIC FARMS**  
FLAT ROCK

# The Carwell

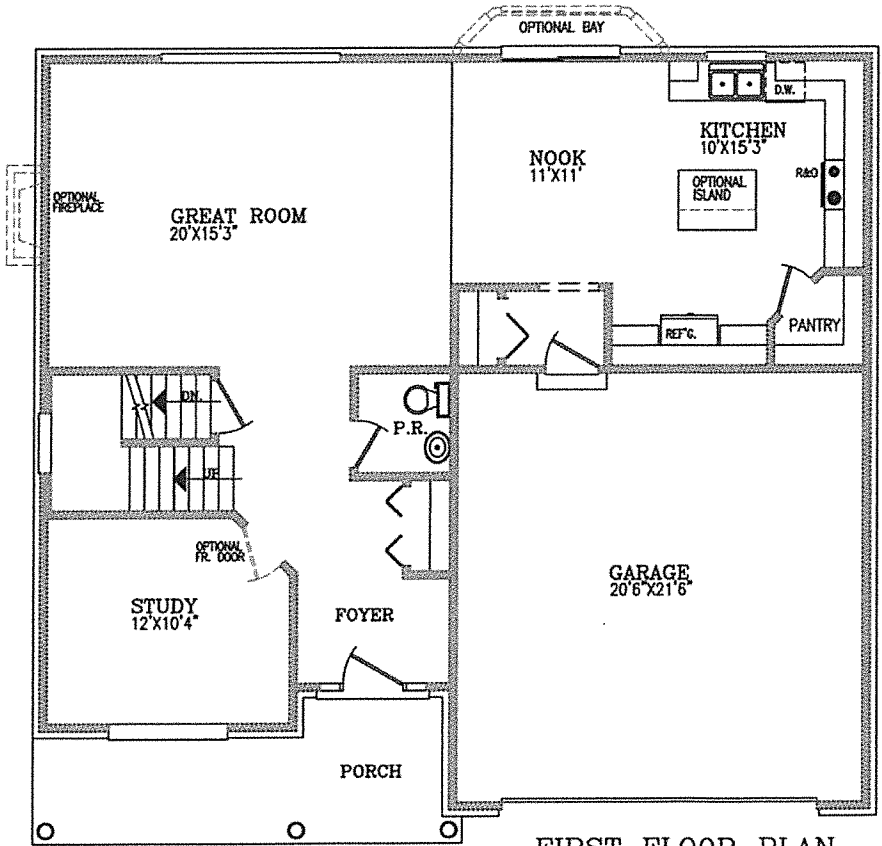
4 Bedroom Colonial  
2,393 sq. ft.



OPTIONAL SUNROOM  
+ 187 SQ. FT.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Sales & Marketing by:



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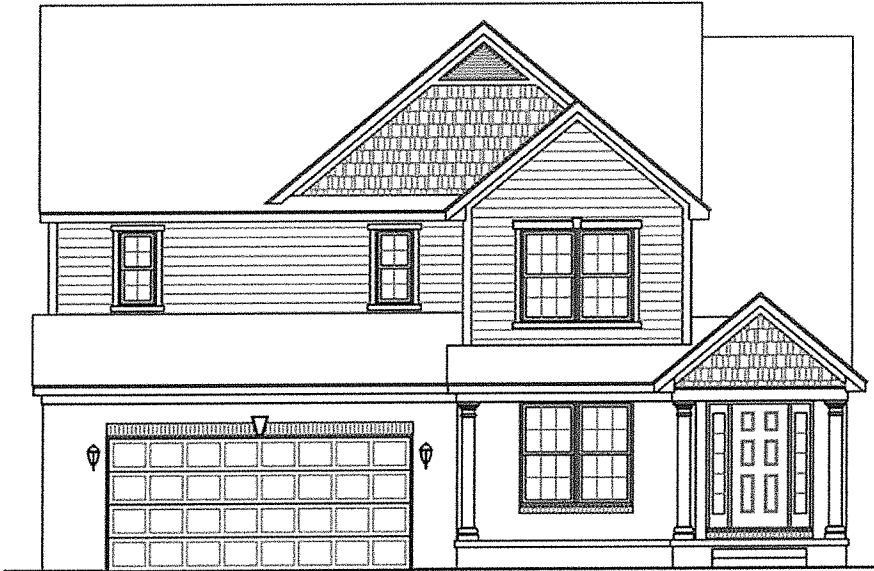


# The Madison

4 Bedroom Colonial  
2,528 sq. ft.



ELEVATION - A



ELEVATION - B

Proudly Built by:



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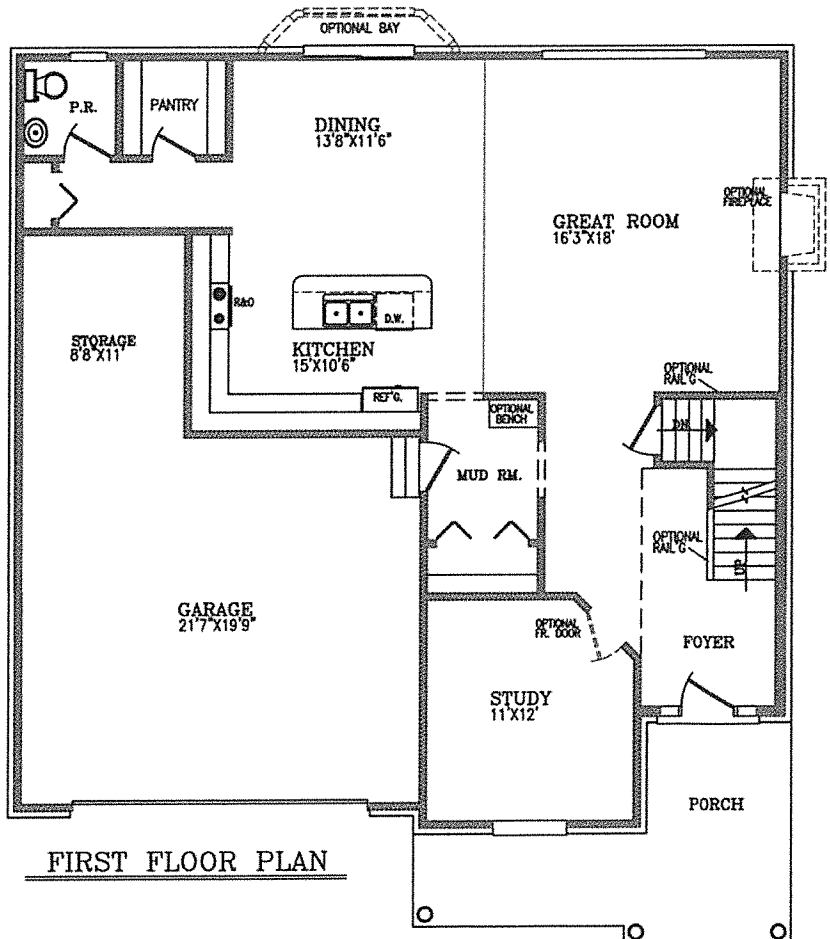
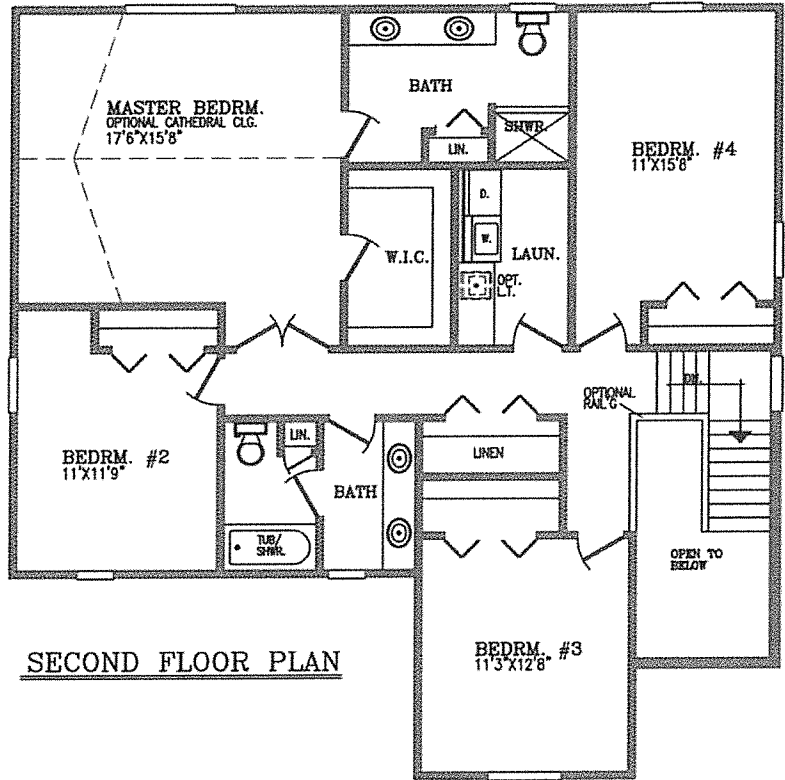
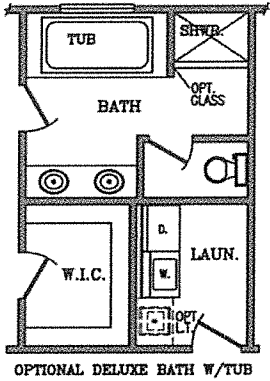
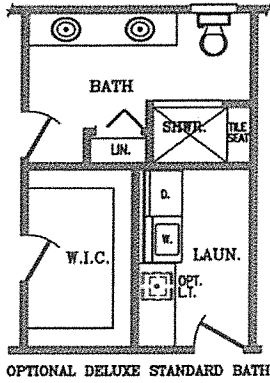
ELEVATION - C

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# The Madison

4 Bedroom Colonial  
2,528 sq. ft.



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**Lot Availability & Premiums**

**10.30.2023**

Lot #	Lot Size Front x Left x Back x Right	Sq.Ft. of Lot	Acre	Lot Feature	Lot Premium
1	63 x 128 x 157x 162	15950	0.37	Back to Celtic Park West	SOLD
4	72 x 169 x 109 x 163	15023	0.35	Back to Celtic Park West (Water Main Eastment)	SOLD
5	72 x 163 x 108 x 166	14805	0.34	BUILDER SPEC - HAMPTON 4 A - 3 CAR FRONT	BASE
7	66 x 167 x 110 x 178	15180	0.35	Back to Celtic Park West (Water Main Eastment)	BASE
8	87 x 178 x 75 x 190	14904	0.34	<b>BUILDERS SPEC CARWELL</b>	SOLD
13	81 x 181 x 86 x 163	14362	0.33	<b>BUILDERS SPEC HARPER</b>	SOLD
15	70 x 149 x 113 x 163	14274	0.33	Back to UNPLATTED LAND	\$3,000
16	70 x 163 x 114 x 163	14996	0.35	BUILDER SPEC - HAMPTON 4 A - 2 CAR FRONT	\$3,000
17	70 x 163 x 114 x 163	14996	0.35	BUILDER SPEC - HARPER 4 B - 2 CAR FRONT	\$3,000
18	70 x 163 x 114 x 163	14996	0.35	Back to Celtic Park East (Sides to Path to Park)	\$3,000
20	70 x 163 x 113 x 153	14457	0.33	RANCH BUILDERS SPEC ASPEN B -2 CAR FRONT	SOLD
38	127 x 167 x 49 x 180	15092	0.35	Interior Lot - Backs to Celtic Farms Park	\$5,000
40	92 x 142 x 110 x 147	14595	0.34	Interior Lot - Backs to Celtic Farms Park	\$3,000
41	94 x 146 x 105 x 142	14427	0.33	Interior Lot - Backs to Celtic Farms Park	\$3,000
42	94 x 146 x 105 x 146	14427	0.33	Interior Lot - Backs to Celtic Farms Park	SOLD
43	94 x 144 x 105 x 144	14328	0.33	<b>HAMPTON 4 A - 2 CAR FRONT</b>	SOLD
46	160 x 149 x 36 x 149	14602	0.34	Interior Lot - Backs to Celtic Farms Park Side to Pathway to Park	\$5,000
47	161 x 149 x 40 x 149	14974	0.34	Interior Lot - Backs to Celtic Farms Park	\$3,000
48	161 x 149 x 40 x 149	14974	0.34	Interior Lot - Backs to Celtic Farms Park	\$3,000
49	161 x 150 x 40 x 149	15025	0.35	Interior Lot - Backs to Celtic Farms Park	\$3,000
50	83 x 142 x 128 x 144	15086	0.35	Interior Lot - Backs to Celtic Farms Park	\$3,000
51	90 x 142 x 115 x 142	14555	0.33	Interior Lot - Backs to Celtic Farms Park	\$5,000
52	92 x 150 x 141 x 142	17009	0.39	BUILDER SPEC - HARPER 4 A - 2 CAR FRONT	\$5,000
53	130 x 157 x 62 x 150	14659	0.34	Interior Lot - Backs to Celtic Farms Park	\$5,000
54	130 x 157 x 61 x 155	14898	0.34	Interior Lot - Backs to Celtic Farms Park	\$5,000
57	84 x 147 x 106 x 154	14297	0.33	BUILDER SPEC - CARWELL W/ SUNRM A - 3 CAR FRONT	\$2,500

**ALL LOT SIZES, LOT SQUARE FOOTAGE AND ACREAGE ARE APPROXIMATE.  
CONFIRM LOT SIZE USING THE RECORDED PLAT (Liber 122, Pages 92-94 WCR)**

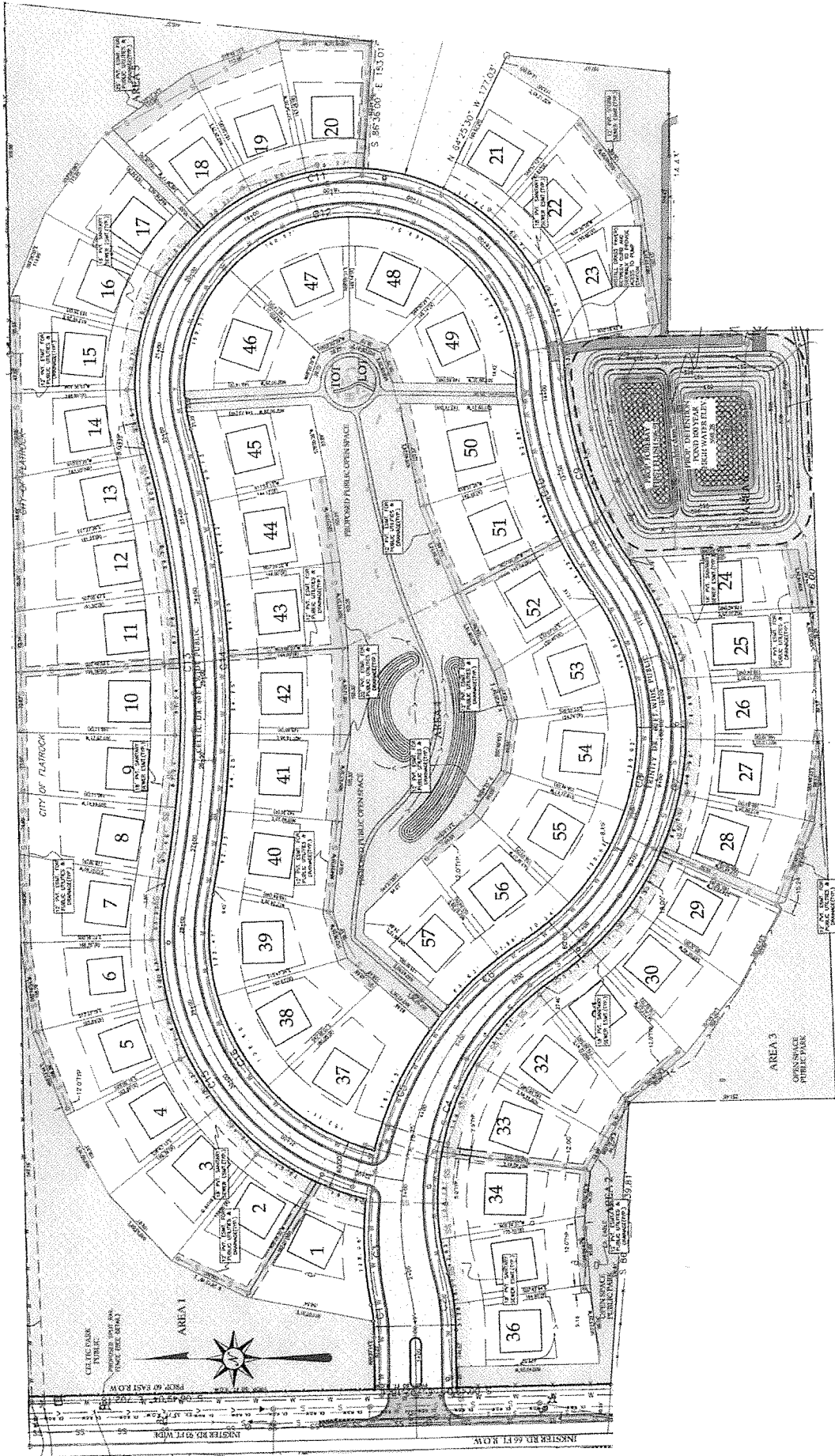
Garage Orientation is Pre-Determined and Cannot be Changed. Lot Premiums and Availability are subject to change without notice or obligation.

Contact: Stacey Pardikes, eXp Realty - 734- 564-5154 / [staceypardikes@gmail.com](mailto:staceypardikes@gmail.com)

[www.staceypardikes.com](http://www.staceypardikes.com)

# Celtic Farms

S of Van Horn Rd & E of Inkster Road



Effective : 6.3.2023 -- all other Optional Pricing is Obsolete



	<u>Carwell</u>	<u>Hampton 4</u>	<u>Madison</u>	<u>Harper</u>	<u>Aspen</u>
9' Ceilings - 1st Floor (includes 42" Upper Cabinets in Kitchen)	5,935	5,895	5,685	6,450	included
D/V Fireplace with Mantle, Surround and Hearth	4,750	4,750	4,750	4,750	4,750
Prep only for future Prefab Fireplace	1,250	1,250	1,250	1,250	1,250
Bayed Doorwall in Nook with 2 Active Side Windows	2,895	n/a	2,895	n/a	n/a
Cathedral Ceiling in Master Bedroom / Great Room	1450 / n/a	n/a	965 / n/a	1,450	na
Step Ceiling at Master Bedroom / Dining Room or Study	n/a	n/a	n/a	1950 / n/a	1950 / 1950
Optional Lockers / Drop Zone in Back Hallway instead of Closet	2,495	2,495	2,495	2,495	2,495
Waterline for Icemaker	350	350	350	350	350
Two Piece Basement Bath Prep @ Std Location	1,400	1,400	1,400	1,400	1,400
Three Piece Basement Bath Prep @ Std Location	1,600	1,600	1,600	1,600	1,600
Undermount Bathroom Sink - each (Oval / Rectangle)	300	300	300	300	300
Cabinet Enclosed Utility Tub / with Granite Countertop	2,675	2,675	2,675	2,675	2,675
Free Standing Utility Tub in Laundry Room	1,005	1,005	1,005	1,005	1,005
48" Pivot/Panel Shower Door (Chrome Frame w/ Clear Glass) at Master Bath	1,600	1,600	1,600	1,600	1,600
By-Pass Shower Door (Chrome Frame w/ Clear Glass) at Tub/Shower Main Bath	970	970	970	970	970
Ceiling Fan Prep with dual control wiring (flat ceiling) -- each	150	150	150	150	150
Ceiling Fan Prep with dual control wiring (vaulted/cathedral ceiling) -- each	270	270	270	270	270
Installation of Purchaser's Supplied Ceiling Fan -- each	150	150	150	150	150
LED 6" Recessed Light at Wet location on new opening ( exterior & interior )	235	235	235	235	235
LED 6" Recessed Light at existing opening -- each	135	135	135	135	135
LED 6" Recessed Light at new opening -- each	165	165	165	165	165
LED 6" Recessed Light at Vaulted or 2 Story Ceiling	185	185	185	185	185
Add a Switch (usually required when adding recess lights)	70	70	70	70	70
Add an Interior Plug --- (Garage Plugs \$125.00)	70	70	70	70	70
Basement plug on existing circuit (on separate circuit 225.00)	175	175	175	175	175
Island in Kitchen with Granite Counter Top and 9" Overhang on Long Side	2,175	2,725	INCLUDED	INCLUDED	INCLUDED
Powder Room - Cabinet with Granite countertop top in lieu of pedestal sink	1,650	1,650	1,650	1,650	1,650
Main Bath - Standard Bath Tub with Ceramic Tile Walls	1,600	1,600	1,600	1,600	1,600
Master Bath - Ceramic Tile Shower instead of 48" One Piece Enclosure	2,850	2,850	2,850	2,850	2,850
Glass Door (s) @ Study - Painted	1,900	1,900	1,400	1,900	1,900
Upgrade First Floor Stairway Oak Railing / Metal Spindles		1,495		1,900	1,695
Upgrade 2nd Floor Stairway to Oak Railing / Metal Spindles		2,995		6,695	n / a
Increase Concrete Driveway to 20 feet wide (2 Car Front Garage)	1,850	1,850	1,850	1,850	1,850
8'-10" Poured Basement Walls (add \$ 1,025 for Sunroom Option)	6,375	6,575	5,360	7,775	8,175
Hardwood Floor in Great Room or Family Room instead of Carpet	3,305	3,155		4,975	4,735
Hardwood Floor in Living Room or Study instead of Carpet	1,445	1,365	1,240	1,765	1,495
Insulate Remaining Areas of 2 Car Garage - (R-19 Ceiling)	1,350	1,350	1,350	1,350	1,350
Insulate Remaining Areas of 3 Car Garage - (R-19 Ceiling)	1,705	1,705	1,705	1,705	1,705
Sand & Finish Drywall 2 Car Garage - Ready to Prime/Paint	855	775		850	845
Sand & Finish Drywall 3 Car Garage - Ready to Prime/Paint	1,125	1,055		755	975
White Semi Gloss Trim Sherwin Williams Paint	1565	1565	1565	1565	1565
Wall Color Sherwin Williams Flat Paint..... Pure White, Off White, Repose Gray, and Zurich White	1,195	1,195	1,195	1,195	1,195
Upgrade to 16' x 7' / 8' x 7' Insulated Garage Door 2 car 1520, 3 car plus 990					
Upgrade Laundry Room from standard hardwood to ceramic tile	995	1255		1,155	995

*(Subject to Home and Garage Fitting on Lot)*

To Upgrade from a 2 Car Front Entry Garage to a 2 Car Side Entry Garage \$ 11,900  
 To Upgrade from a 2 Car Front Entry Garage to a 3 Car Front Entry Garage \$ 19,900  
 To Upgrade from a 2 Car Front Entry Garage to a 3 Car Side Entry Garage \$ 22,900

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Current Pricing for Optional Features will Apply at Time of Building Agreement & Change Orders