

Cobblestone
Ridge
ESTATES

“OWN THE AMERICAN DREAM”
BASE PRICE

Floor Plan	Style	Sq.Ft.	Base Price	ELEVATION		
				A	B	C
<u>HURON</u>	4 Bedroom Colonial	2027	\$ 389,900. 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	\$ 392,900. BASE		\$ 3,900.	\$ 5,900.
<u>HAMPTON III</u>	4 Bedroom Colonial	2338	\$ 402,900. BASE		\$ 3,900.	\$ 5,900.
<u>HAMPTON IV</u>	4 Bedroom Colonial	2487	\$ 419,900. 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 Full Bath with Shower on Main Floor \$ 2,950.			
<u>CARWELL</u>	4 Bedroom Colonial	2393	\$ 414,900. BASE		\$ NA	\$ 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	\$ 407,900. BASE		\$ 6,900. (Elevation D)	\$ 7,900.
<u>HARPER</u>	4 Bedroom	2548	\$ 419,900. BASE		\$ 2,900.	\$ 7,900.
Optional Master Bath Deluxe Shower		\$ 3,200.				

**Base Prices subject to change without notice or obligation.
Effective Date: 1.30.2024**

PROUDLY BUILT BY:

SALES AND MARKETING BY:

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Standard Features

Community Features

- Protective Restrictive Covenants
- Underground Utilities. Municipal Water & Sewer
- Van Buren Public Schools
- Asphalt Road with Concrete Curbs & Sidewalks
- Common Areas with Water View and Walking Trails

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
- 1/2" x 3" Engineered Wood 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 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
- Venting for Microwave to Outside

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

Proudly Build By:

Sales and Marketing By:



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COMPANIES

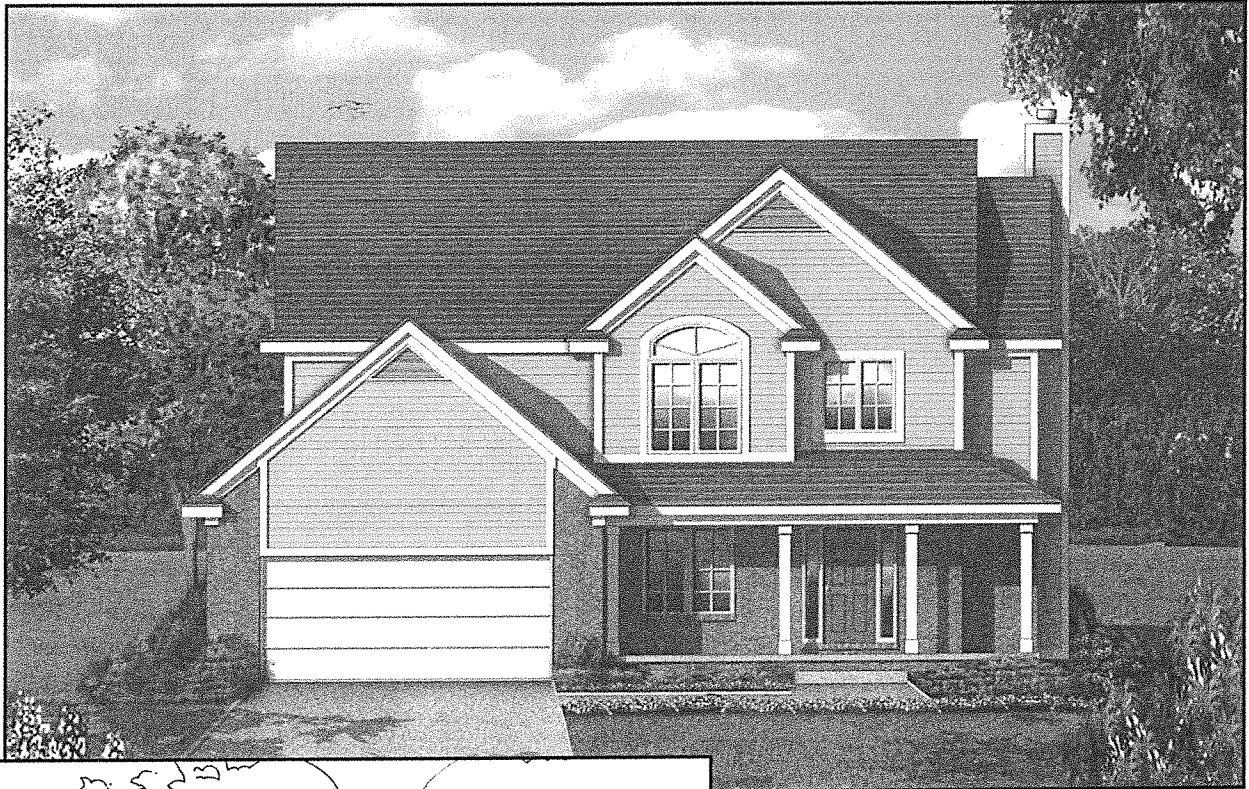


“OWN THE AMERICAN DREAM” SERIES

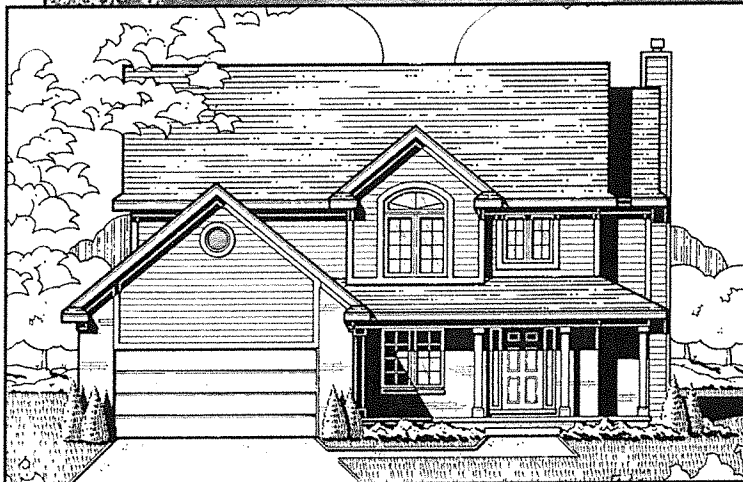
Cobblestone
Ridge
ESTATES

The Huron

4 Bedroom Colonial
2,027 sq. ft.



Elevation B

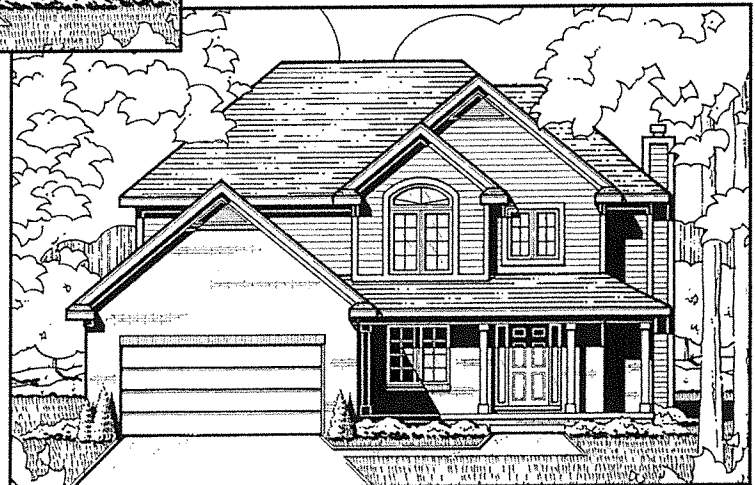


Elevation A

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Elevation C

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"OWN THE AMERICAN DREAM" SERIES

Cobblestone
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The Hampton II

4 Bedroom Colonial
2,178 sq. ft.

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ELEVATION - A



ELEVATION - B

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ELEVATION - C

"OWN THE AMERICAN DREAM" SERIES

Cobblestone
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ESTATES

The Hampton II

4 Bedroom Colonial
2,178 sq. ft.

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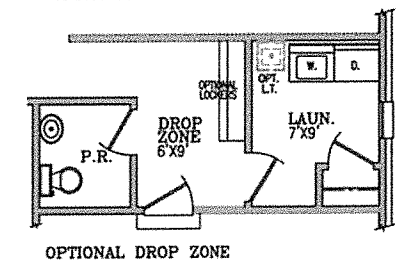
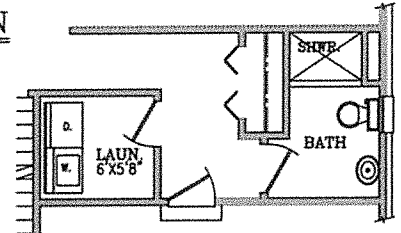
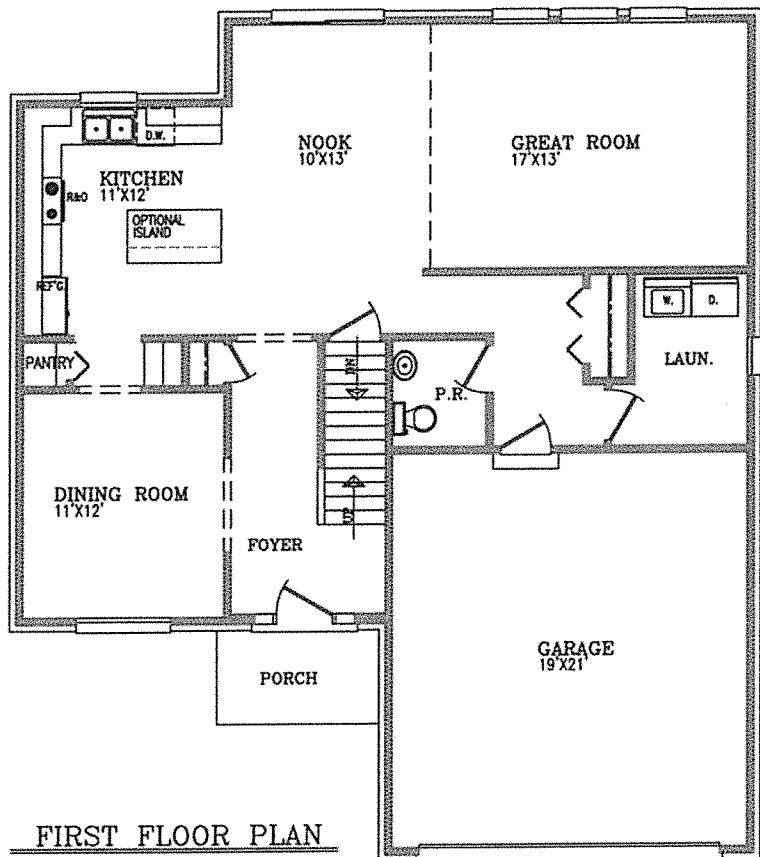
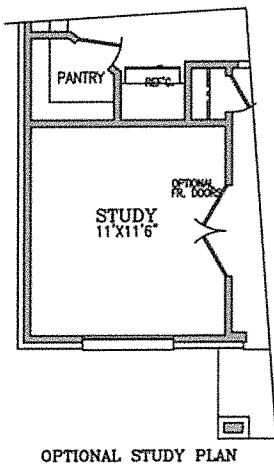
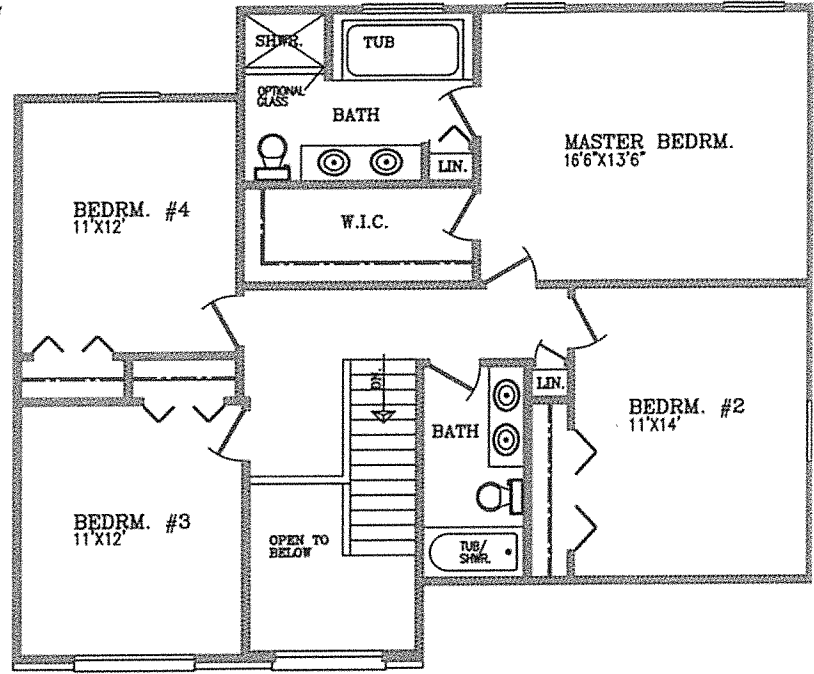
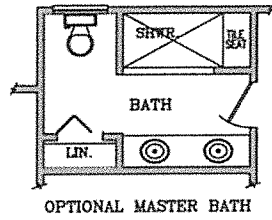
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Cobblestone
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The Hampton III

4 Bedroom Colonial
2,338 sq. ft.



ELEVATION - A



ELEVATION - B

PROUDLY BUILT BY:



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SALES & MARKETING BY:



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ELEVATION - C

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**Cobblestone
Ridge**
ESTATES

The Hampton III

4 Bedroom Colonial
2,338 sq. ft.

PROUDLY BUILT BY:



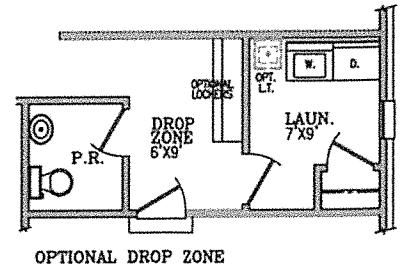
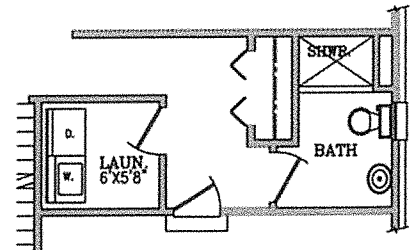
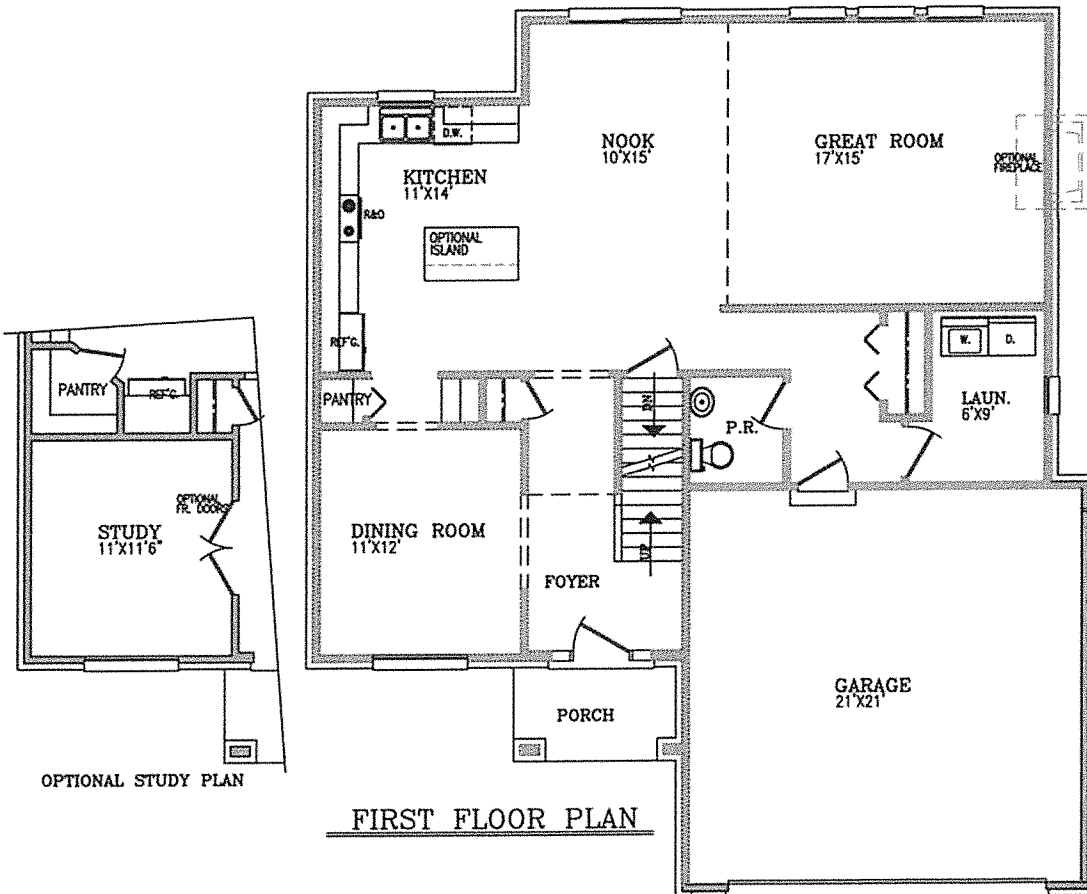
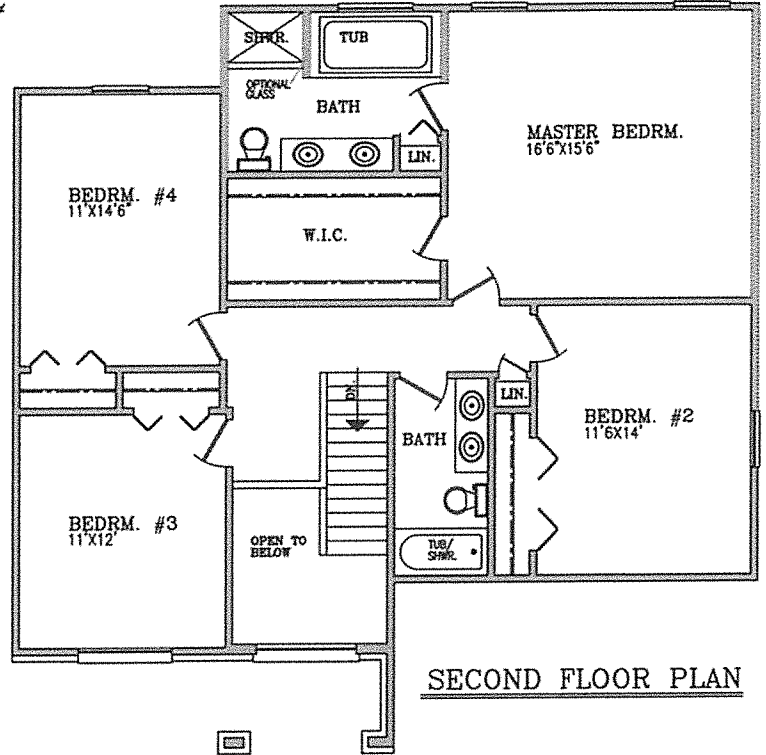
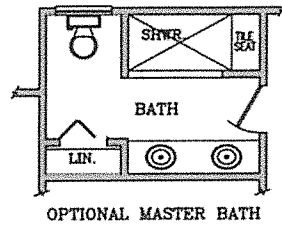
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“OWN THE AMERICAN DREAM” SERIES

Cobblestone
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The Hampton IV

4 Bedroom Colonial
2,487 sq. ft.



ELEVATION - A



ELEVATION - B

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ELEVATION - C

"OWN THE AMERICAN DREAM" SERIES

Cobblestone
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The Hampton IV

4 Bedroom Colonial
2,487 sq. ft.

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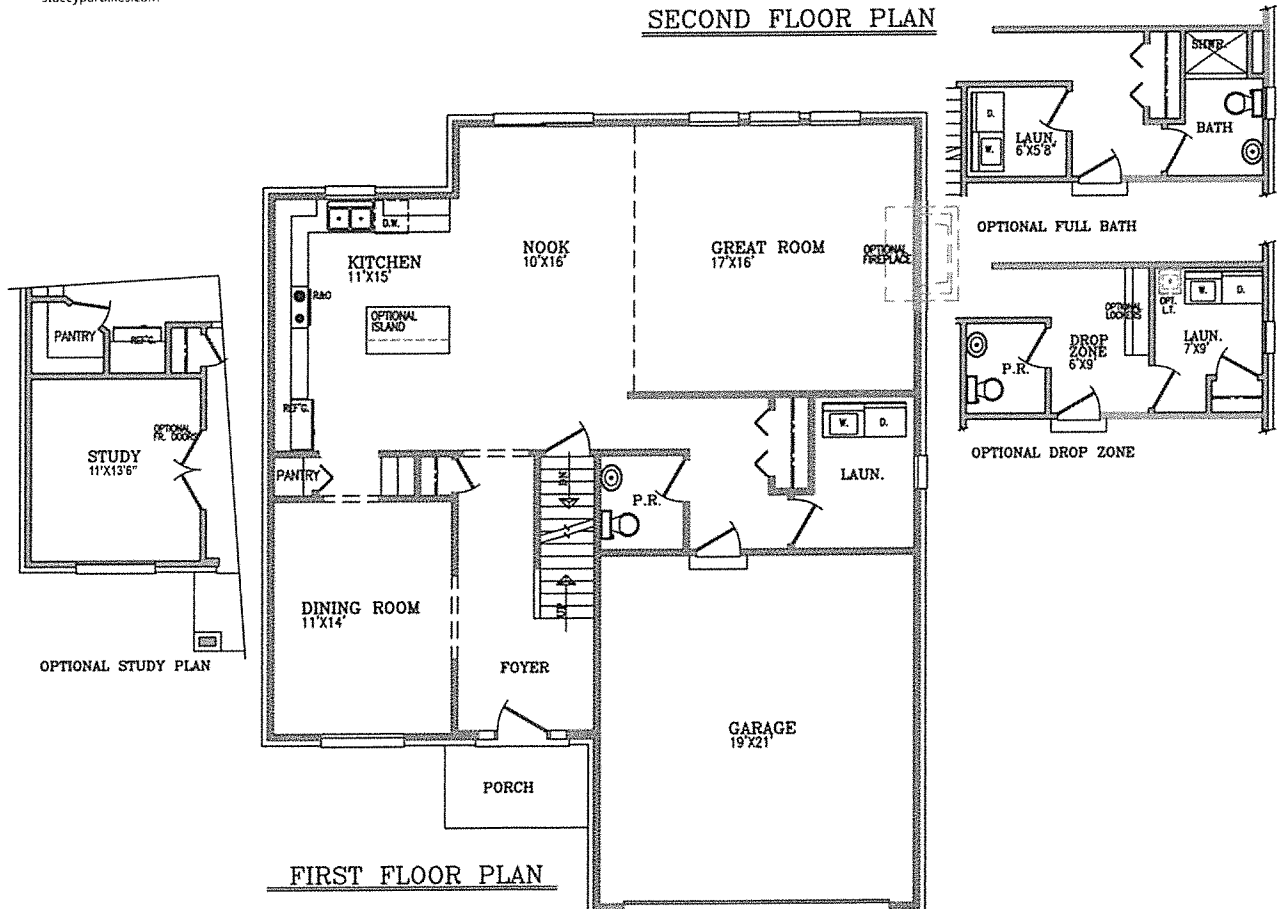
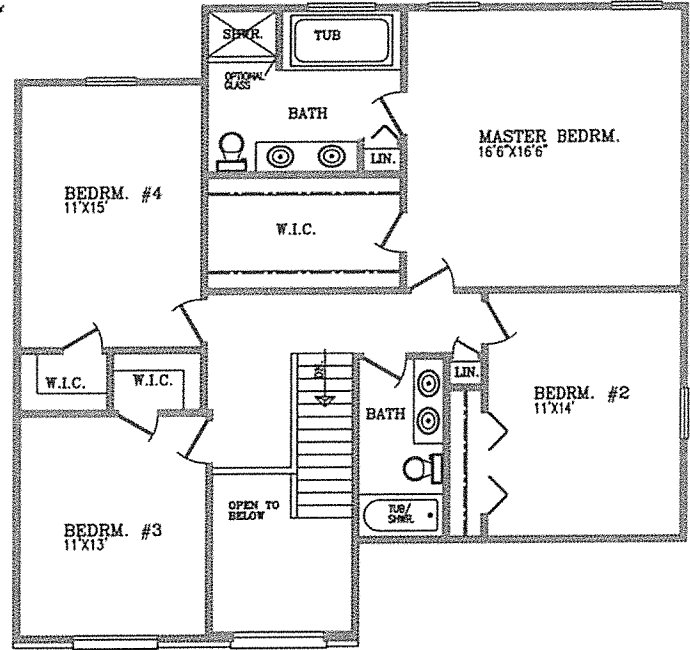
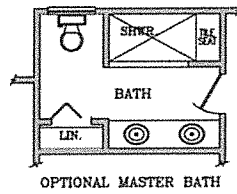
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PROUDLY BUILT BY:



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The Carwell

4 Bedroom Colonial
2,393 sq. ft.



ELEVATION - A



ELEVATION - B

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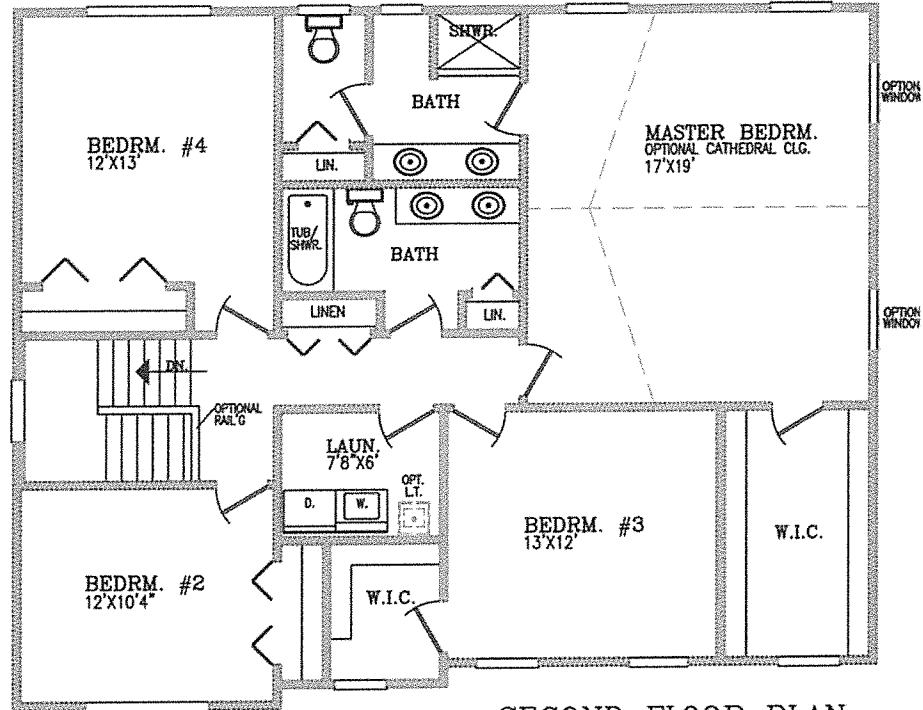
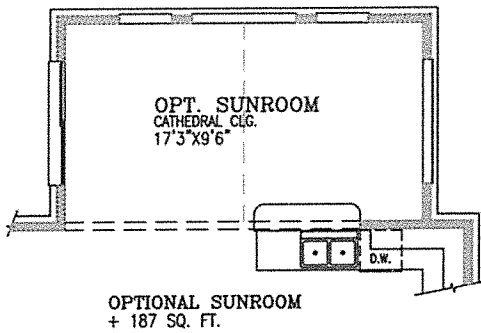
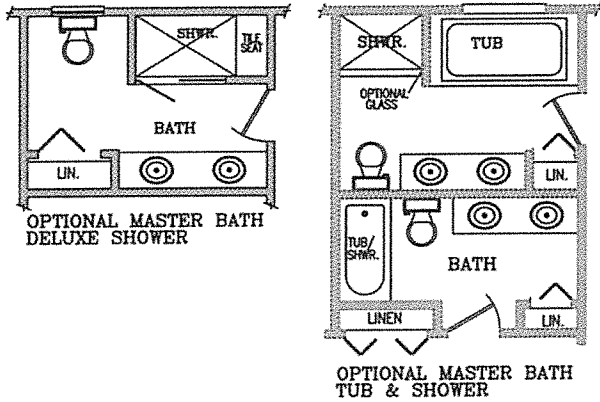
ELEVATION - C

"OWN THE AMERICAN DREAM" SERIES

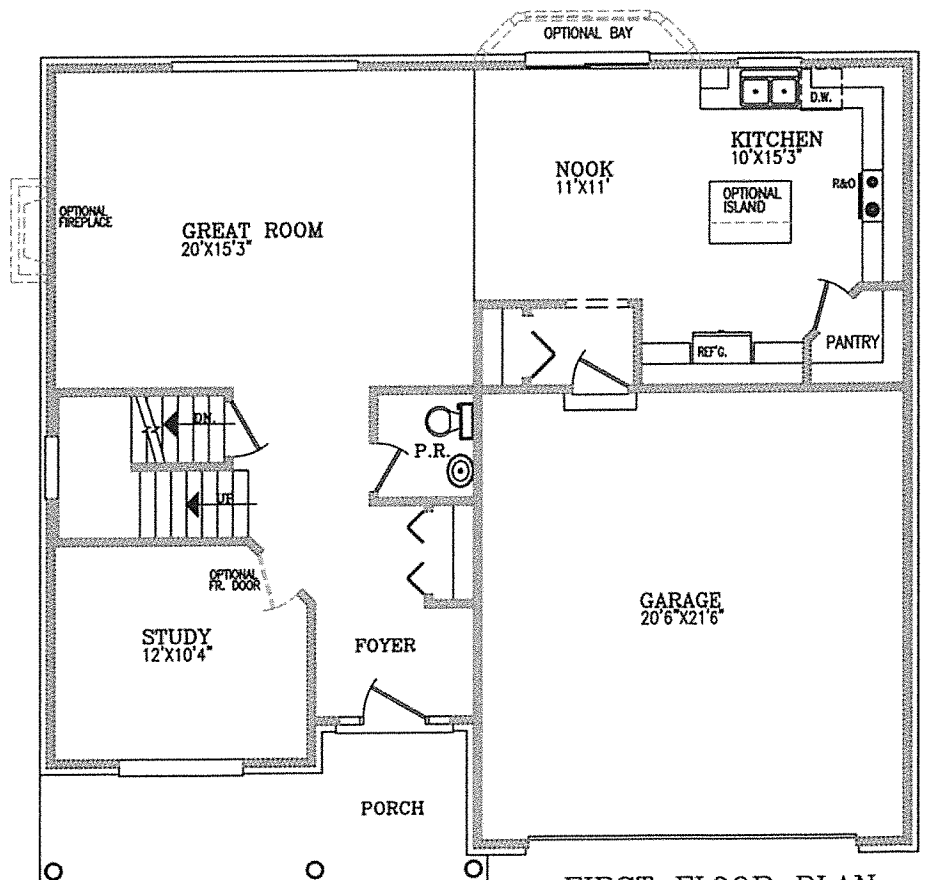
Cobblestone
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The Carwell

4 Bedroom Colonial
2,393 sq. ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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“OWN THE AMERICAN DREAM” SERIES

Cobblestone
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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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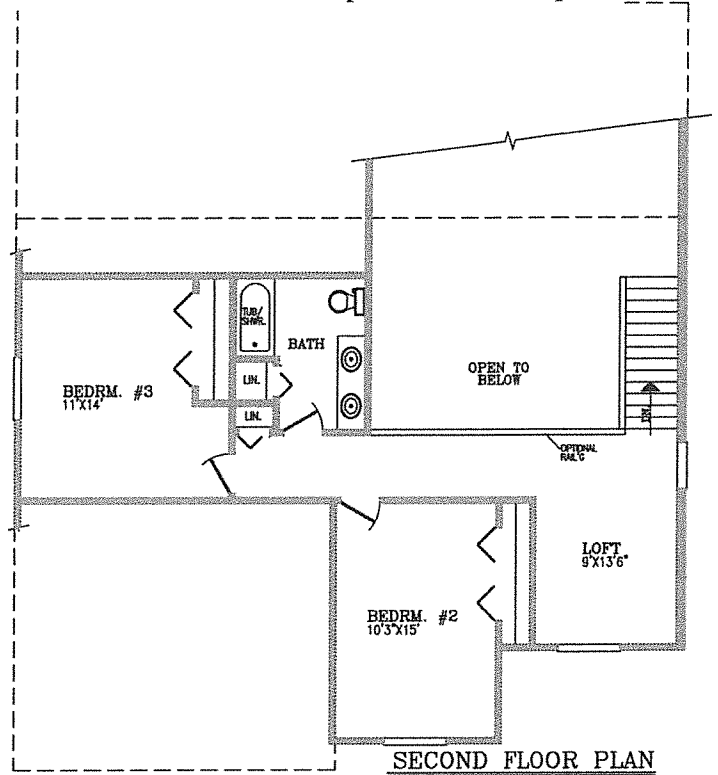
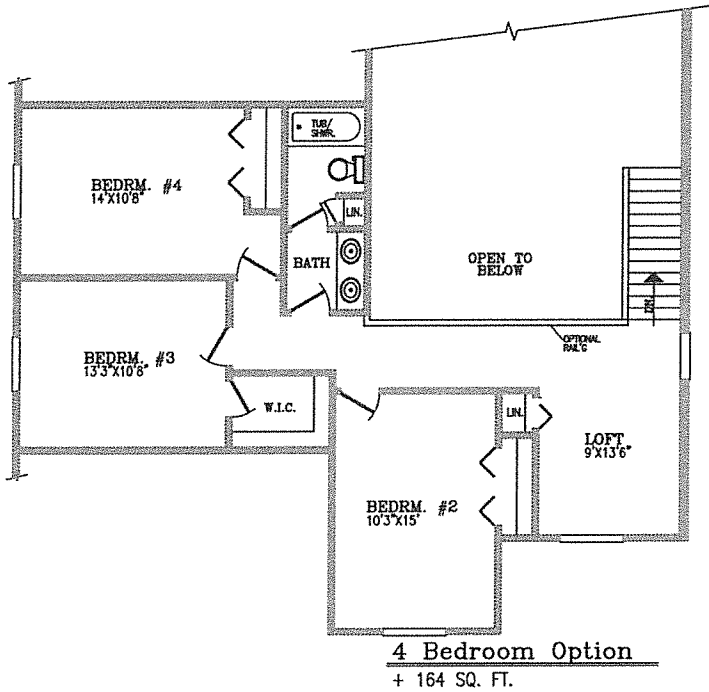
ELEVATION - C

"OWN THE AMERICAN DREAM" SERIES

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The Harper

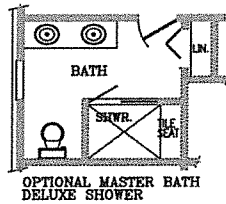
First Floor Master
3 or 4 Bedroom
2,384 sq. ft. - 2,548 sq. ft.



PROUDLY BUILT BY:



TROWBRIDGE
COMPANIES

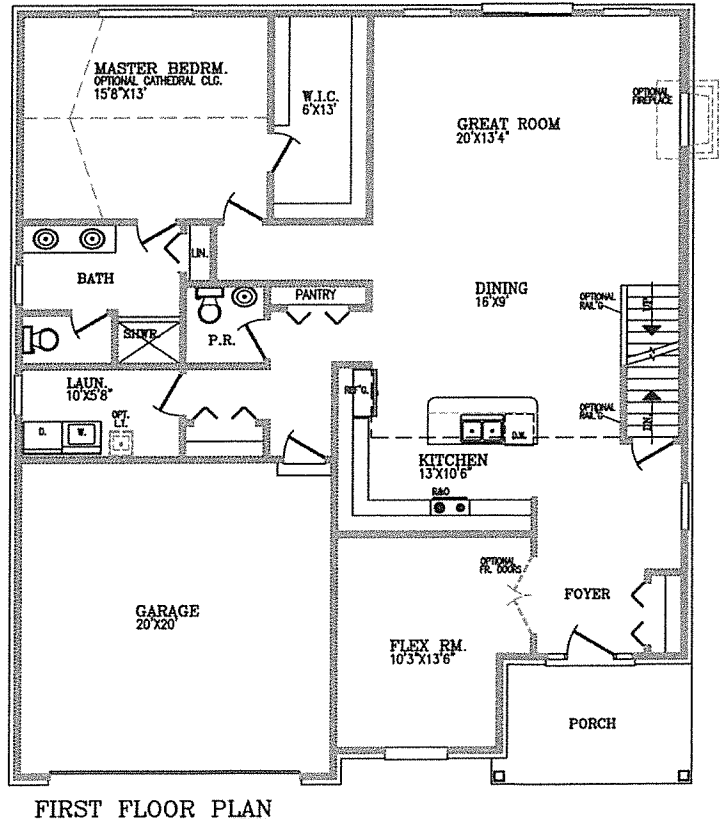
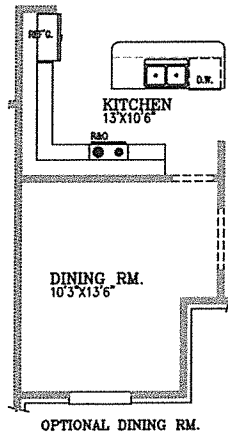


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Cobblestone Ridge ESTATES

Base Prices

With 2 Car Front Entry Garage

Floor Plan	Style	Sq.Ft.	Base Price	A	ELEVATION	
					B	C
<u>ASPEN</u>	3 Bedroom Ranch	2175	\$ 444,900.	BASE	\$	\$
<u>GOLFVIEW</u>	4 Bedroom 1 ST Floor Master Suite	2500	\$ 459,900.	BASE	\$5,900	\$9,900
<u>GREENBRIER</u>	4 Bedroom Colonial	2750	\$ 464,900.	BASE	\$	\$

(Subject to Home and Garage Fitting on Lot)

- To upgrade from a 2 Car Front Entry Garage to a 2 Car Side Entry Garage \$ 8,900.
- To upgrade from a 2 Car Front Entry Garage to a 3 Car Front Entry Garage \$ 15,900.
- To upgrade from a 2 Car Front Entry Garage to a 3 Car Side Entry Garage \$ 19,900.

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Effective Date: 1.30.2024

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Cobblestone Ridge ESTATES

Standard Features

Community Features

- Protective Restrictive Covenants
- Underground Utilities. Municipal Water & Sewer
- Van Buren Public Schools
- Asphalt Road with Concrete Curbs & Sidewalks

Construction Features

- 2 Car Front Garage–Included. Side Entry and 3 Car Available
- 7'-10" Poured Concrete Basement Walls
- 10 Year Basement Waterproof System & Warranty
- 4 Sided Brick on 1st Floor (per Plan). Address Stone
- *Tyvek*® House or equal
- Maintenance Free Exterior with Aluminum Wrapped Trim & Fascia Boards, Vinyl Overhangs
- Glued and Screwed Sub-Floors

Exterior Features

- Elegantly Detailed Traditional Elevations
- *IKO*® - 30 Year Dimensional Shingles
- Concrete Driveways and Walks
- Two Weather Resistant Electrical Outlets
- 150 AMP Electric Service
- Two Exterior Water Spigots
- Completely Drywalled Garage
- Gutters & Downspouts
- Egress Basement Window

Interior Features

- 9' Ceilings – First Floor
- Beautiful Architectural 5 - 1/2" Base Molding
- Large 3 - 1/4" Case Molding around Doors
- Cased Thru-Way at 1st Floor
- Gas Fireplace with Marble Surround & Mantle
- 3" Plank x 1/2" Thick Engineered 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 / 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*® 96.2% Efficiency Furnace w/ECM Motor
- *Programmable Thermostat*
- *Bryant*® Central Air and *Bryant*® Humidifier
- "*Pella*" Windows with Low E Glass/Argon Gas
- R-38 Attic/R-13 Wall Insulation/Min 4" Bsmt Blanket
- Fully Insulated Steel Entry Doors
- High Efficiency 50 Gallon Water Heater

Kitchen Features

- Vast Selection of *Aristokraft*® Cabinets.
- Granite Countertop with 4" Backsplash
- Undermount Stainless Steel Sink
- *Moen*® Kitchen Sink Faucet with Pull-Out Sprayer
- 1/3 HP *ISE*® Garbage Disposal
- Kitchen Exhaust Vented to Outside for Microwave
- Gas Line or 220V for Range

Bathroom Features

- Granite Countertops with Self Rimming Sinks
- *Delta*® Dual Control Lever Faucets
- Pedestal Sink @ Powder Room
- Full Length Mirror at Bath Vanities
- Luxurious Soaking Tub @ Master Bath (per plan)
- Ceramic Tile Shower with Pre-Fab Floor @ Master Bath
- Ceramic Tile Floors in Main & Master Bathrooms
- Bathroom Vent Fans

Our Most Popular Optional Features

- Rough In For Future Basement Bath
- Cabinet Enclosed or Free Standing Utility Tub
- Ceiling Fan Preps & Recessed Lights
- Bath Tub with Ceramic Tile Walls @ Main Bath
- Jetted Tub in Master Bathroom
- Double Oven/Cooktop Kitchen Layout
- Insulated and Finished Drywall in Garage
- 8' – 10" Poured Basement Foundation Wall

1/19/2021

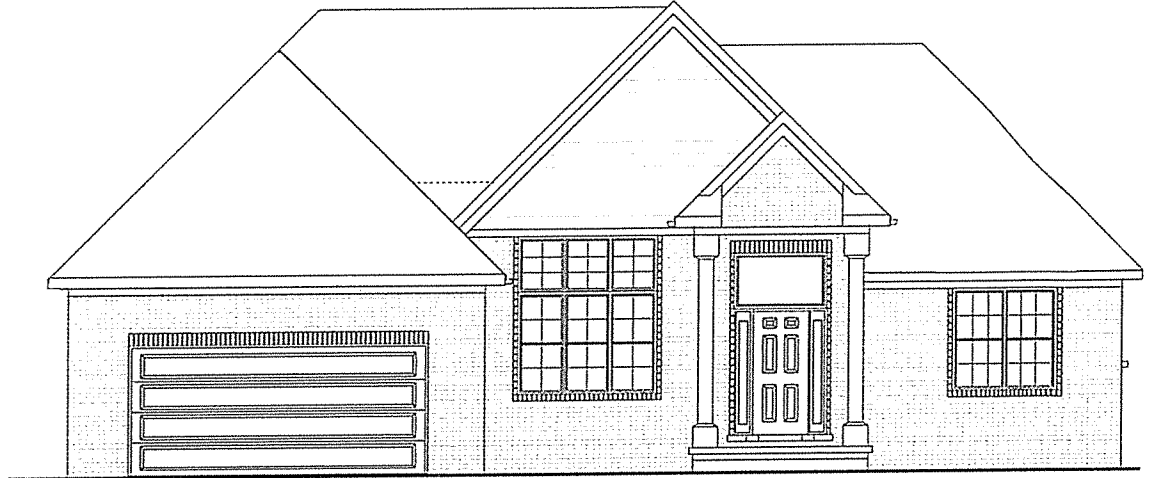
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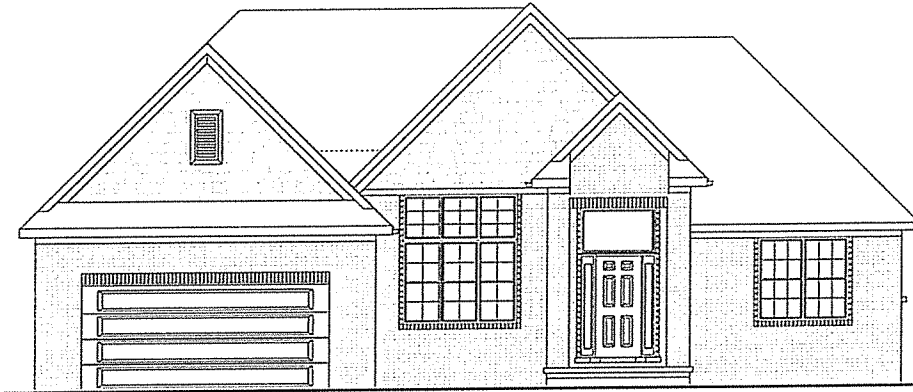


Cobblestone
Ridge
ESTATES

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



FRONT ELEVATION "A"



FRONT ELEVATION "B"

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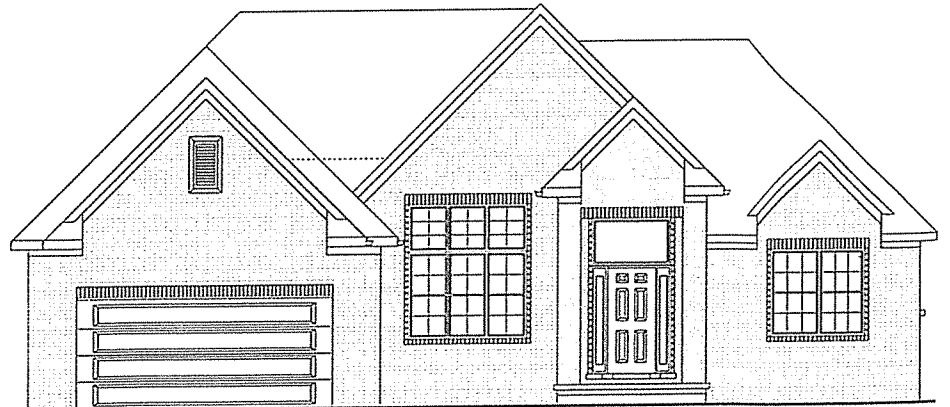
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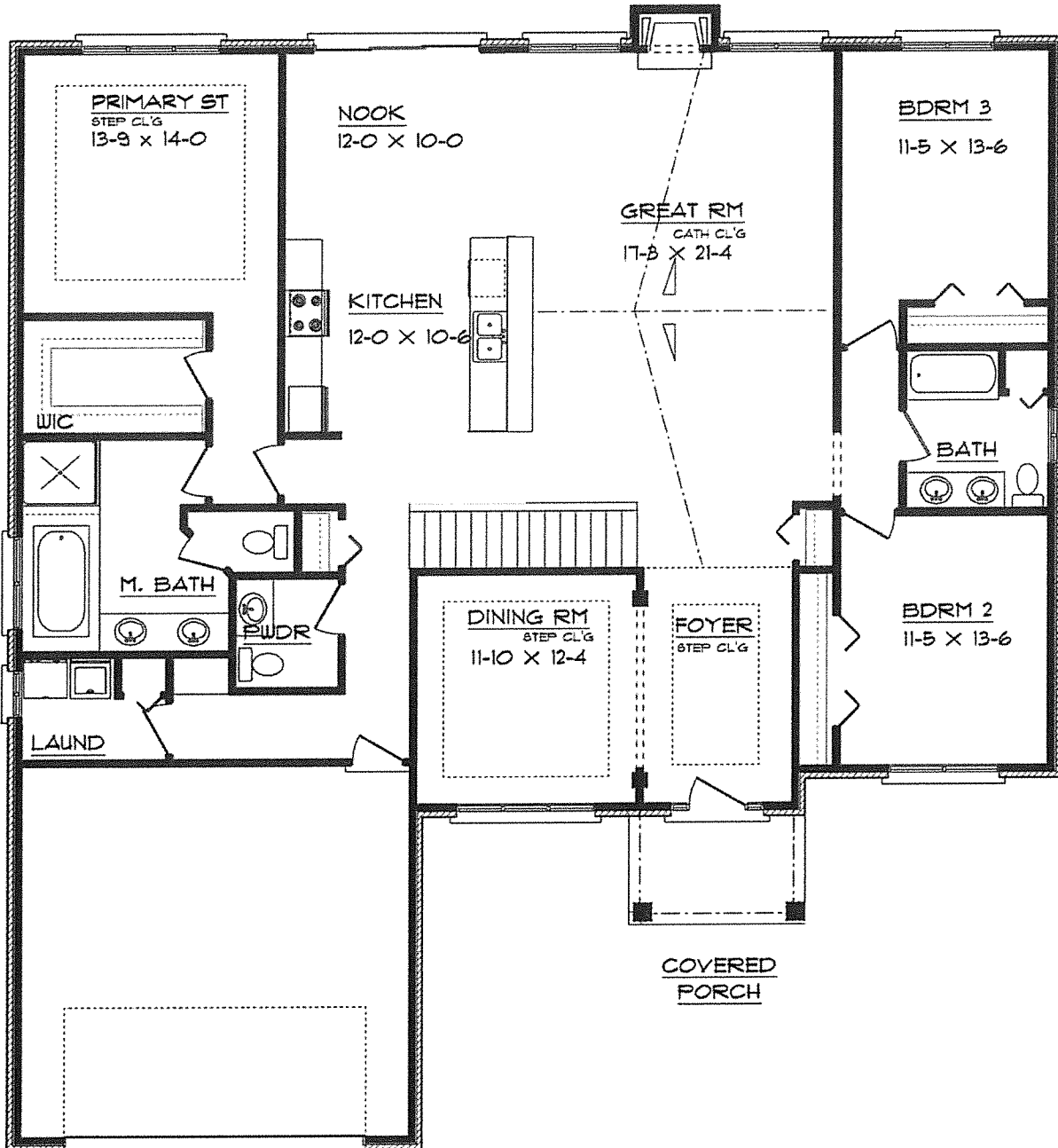


FRONT ELEVATION "C"

Cobblestone Ridge ESTATES

ASPEN

2,175 SQ. FT.
OPTIONAL 3 CAR GARAGE



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Building Solutions, LLC

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Cobblestone Ridge ESTATES

GOLFVIEW

2,500 SQ. FT



FRONT ELEVATION "A"



FRONT ELEVATION "B"

PROUDLY BUILT BY:



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FRONT ELEVATION "C"

Cobblestone
Ridge
ESTATES

GOLFVIEW
2,500 SQ. FT



FRONT ELEVATION "A"



FRONT ELEVATION "B"

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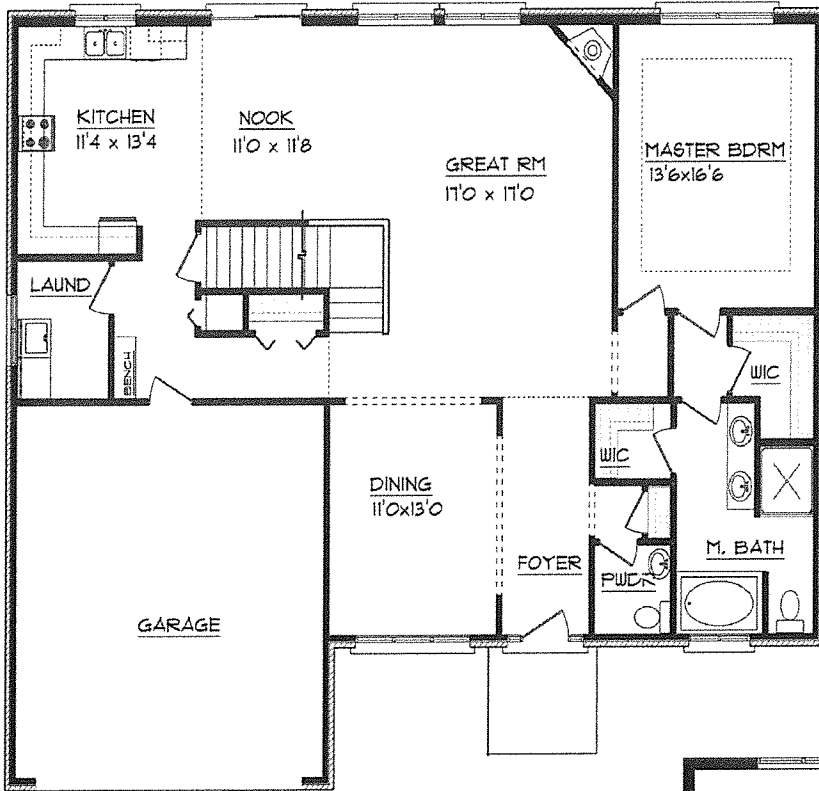


FRONT ELEVATION "C"

Cobblestone Ridge ESTATES

GOLFVIEW

2,500 SQ. FT

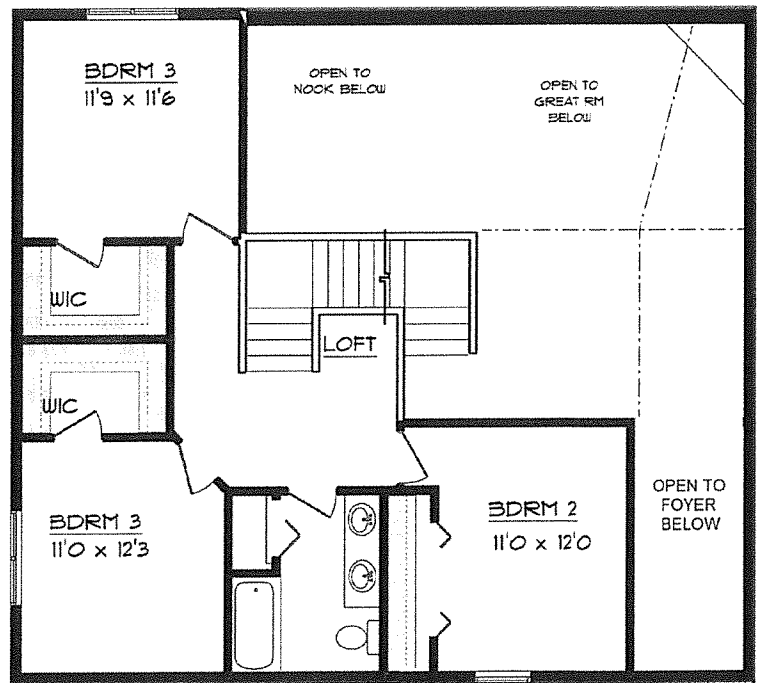


FIRST FLOOR PLAN (9'-0" CL'G)

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SECOND FLOOR PLAN

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Cobblestone
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GREENBRIER

2,750 SQ. FT.



FRONT ELEVATION "A"



FRONT ELEVATION "B"

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FRONT ELEVATION "C"

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Cobblestone Ridge ESTATES

LOT AVAILABILITY & PREMIUMS

HOME SITES AVAILABLE FOR ORIGINAL TROWBRIDGE COMPANIES HOMES					
Lot #			Lot #		
56	0	SPEC GREENBRIER	67	CLOSED	Partial Woods
57	0	SPEC ASPEN	69	CLOSED	
58	5,000	SPEC GOLFVIEW	70	CLOSED	
59	CLOSED		74	CLOSED	
64	CLOSED	Aspen B	78	SOLD	SPEC ASPEN C
63	CLOSED	GOLFVIEW	79	CLOSED	Corner
65	SOLD	HURON B			
64	CLOSED	Greenbrier	1	6,500	Corner Lot - Open Space
66	SOLD	GOLFVIEW SPEC	16	8,000	Pond View

HOME SITES AVAILABLE FOR "OWN THE AMERICAN DREAM" HOMES					
Lot #			Lot #		
83	CLOSED	Water View	97	0	Base Lot
84	CLOSED	Golfview	98	CLOSED	HARPER 4 "A"
85	CLOSED	Water View	99	CLOSED	Hampton IV- A
87	CLOSED	Golfview	102	SOLD	SOLD
89	0	HARPER SPEC	103	CLOSED	CARWELL W/SUN A
90	CLOSED	Base Lot	106	7,500	Full Woods
91	SOLD	GREENBRIER	107	SOLD	Full Woods
92	0	SPEC HURON	108	CLOSED	GOLFVIEW
93	CLOSED	Hampton 3 - A	109	7,500	Full Woods
94	CLOSED	Water View	110	7,500	Full Woods
95	CLOSED	Hampton 3- A	111	7,500	Full Woods
96	0	SPEC - HARPER	112	7,500	SPEC - GOLFVIEW

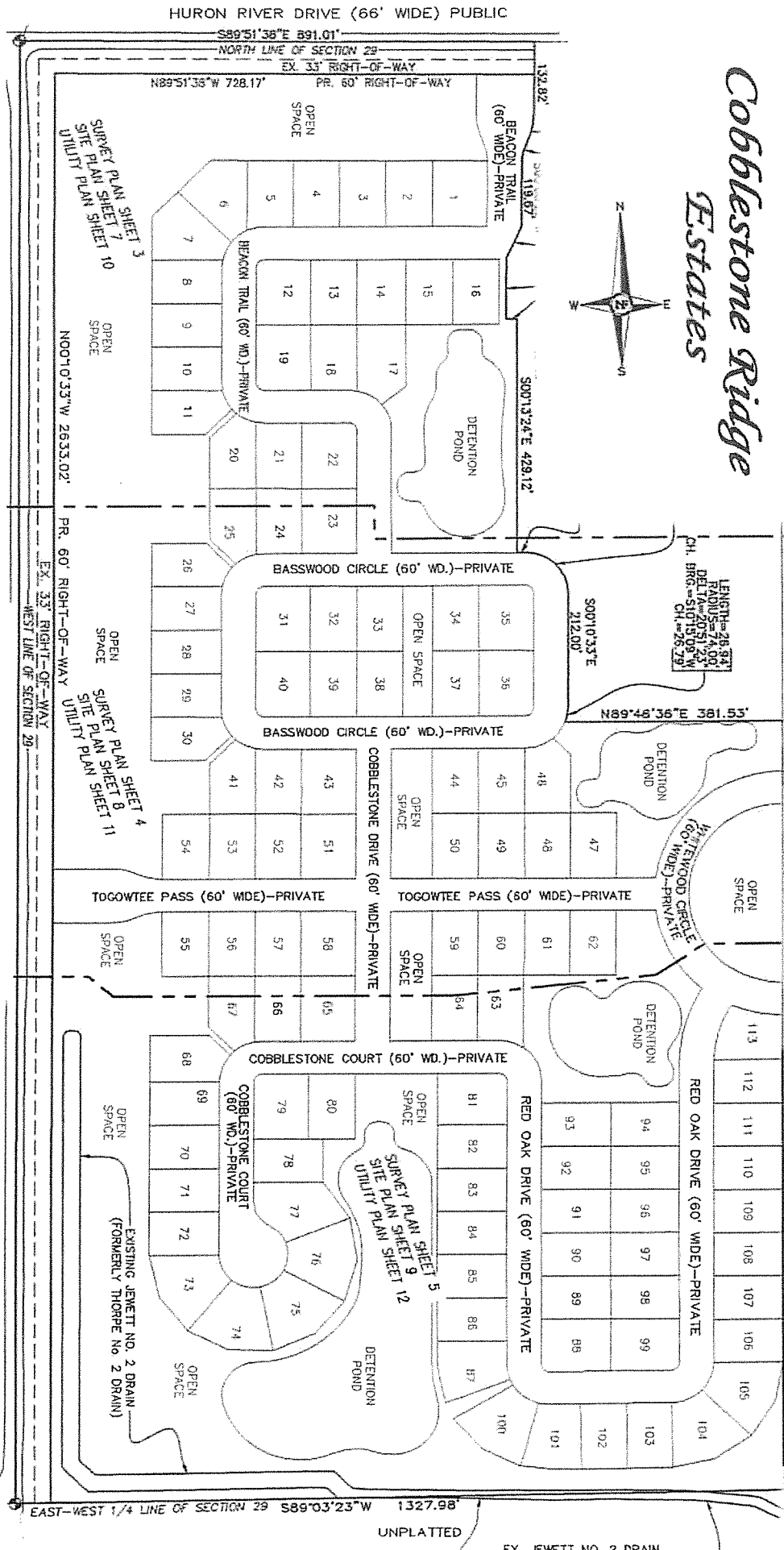
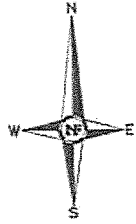
Lot Premiums and Availability are subject to change without notice or obligation
Garage Orientation is Pre-Determined and Cannot be Changed.

5/3/2024

For more Information Contact: **Stacey Pardikes 734.564.5154 Broker: 248-444-2944**

www.staceypardikes.com

Cobblestone Ridge Estates



HURON RIVER DRIVE (66' WIDE) PUBLIC

S89°51'38"E 891.01'

NORTH LINE OF SECTION 28

EX. 33" RIGHT-OF-WAY

N89°51'38"W 728.17' PR. 60' RIGHT-OF-WAY

132.92'

119.07'

S00°13'24"E 429.12'

LENGTH=24.33'
RADIUS=24.00'
DELTA=2051.23'
CH. BRG.=S101°09'30"W
CH. L=26.79'

N89°48'36"E 581.55'

S00°10'33"E
212.00'

N00°10'33"W 2633.02'

PR. 60' RIGHT-OF-WAY

EX. 33" RIGHT-OF-WAY

WEST LINE OF SECTION 29

TOGOWTEE PASS (60' WDE)-PRIVATE

TOGOWTEE PASS (60' WDE)-PRIVATE

COBBLESTONE COURT (60' WDE)-PRIVATE

RED OAK DRIVE (60' WDE)-PRIVATE

COBBLESTONE COURT (60' WDE)-PRIVATE

EXISTING JEWETT NO. 2 DRAIN
(FORMERLY THORPE NO. 2 DRAIN)

EAST-WEST 1/4 LINE OF SECTION 29 S89°03'23"W 1327.98'

UNPLATTED

EX. JEWETT NO. 2 DRAIN

