



- ◆ Exclusive Pine Knob Community
- ◆ Luxurious “Ranch-style” Condominiums
- ◆ **ALL** Walkout Lower Levels
- ◆ Snow removal and Lawn maintenance included in Association dues
- ◆ All units individually metered
- ◆ Quality materials & craftsmanship
- ◆ Excellent subdivision design and layout with luxurious landscaping

EXTERIORS

- ◆ Beautiful Brick with limestone accents & trim
- ◆ Individual Entrances
- ◆ Concrete Driveways & Walks
- ◆ Paver Patios at lower level walkout
- ◆ Beautiful Red Cedar Balconies off Great Room
- ◆ Casement Windows
- ◆ 8’ Thermal Tru front door with deadbolt
- ◆ 7’ Insulated garage door with openers and keyless entry. Full Garage insulation available as upgrade
- ◆ 30 year dimensional shingles
- ◆ Aluminum gutters and downspouts
- ◆ Professionally landscaped

INTERIORS

- ◆ All 10'-13 1/2' ceilings w/ 15 1/2' Great Room tray ceiling standard in all models.
- ◆ Kitchen in all models include GE profile oven, electric cook-top, refrigerator, dishwasher, microwave, washer & dryer.
- ◆ Featuring Lafata cabinets with Elegant Maple Wood Custom Cabinetry w/ many standard door styles and colors
- ◆ All lower levels preped for future full bathroom
- ◆ All closets fitted with w/custom closet system

- ◆ Ceramic tile in baths
- ◆ Granite Hearth & wood surround (gas) Fireplace standard & upgradable mantles
- ◆ Tile or Hardwood in Kitchen, Foyer, Hall and Laundry
- ◆ Wall to wall carpet in Great Room, Master, Den/ 2nd bedroom and Dining Room
- ◆ Granite countertops throughout
- ◆ Recessed lighting throughout
- ◆ Custom trim & crown standard w/upgrade options available
- ◆ Exhaust fan/light in every bathroom
- ◆ Spa tub, large shower & double vanity in Master Bath
- ◆ Stair Details include wrought iron w/ wood handrails
- ◆ Pre-wiring 2 phone & 3 cable jacks. Security system option available
- ◆ 8' Masonite doors
- ◆ 50 gallon hot water tank high efficiency / Custom water softener available option
- ◆ Central Air-included, humidifier and electronic air cleaner available as options
- ◆ Insulation package to meet Michigan Energy Code
- ◆ High efficiency furnace

COMMUNITY AMENITIES

- ◆ DTE Energy Music Theater, Pine Knob Ski Resort & All Sports Deer Lk. deeded access
- ◆ Excellent subdivision design and layout with luxurious landscaping. Golf frontage available
- ◆ Clarkston Schools, Independence Twp. activities & services
- ◆ McLaren Health Care Village www.mclarenclarkston.org
- ◆ Close to shopping I-75 / Sashabaw Corridor & Great Lakes Crossing

www.theHillsOfPineKnob.com

ALL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION