

# AVAILABLE UPGRADES

12' x 12' Concrete pad	\$1,250
Garage service door w/pad	\$2,250
9' Main floor ceilings	\$4,000
Up to 18" x 60" Transom window	\$975
Entry door deadbolts	\$100
Lever door handles	\$20 each
Wood spindle stairway (deck)	\$2,000
Key-less entry (garage door)	\$125
Mud room locker (small)	\$975
Mud room locker (large)	\$1,950
Bench and Hooks	\$750
Additional paint colors	\$300 each
Power humidifier (furnace mounted)	\$600
Extra vanity sink & faucet (increases master to dbl)	\$1,750
Fiberglass laundry sink (garage or basement)	\$1,000
Fiberglass laundry sink w/cabinet base & laminate top	\$2,000
Central air	\$4,000
Additional outside faucet (homes have 1)	\$450
Hot & cold water in garage	\$650

Upgrade to comfort height toilet	\$350
Additional switch or receptacle	\$75 each
Additional TV cable jacks/Phone jacks	\$90 each
Additional light outlet	\$80 each
Additional garage receptacle (same circuit)	\$100
Single floor outlet	\$400
Split-wire circuit/switch outlet	\$100 each
Decora switch/receptacle	\$20 each
Paddle fan install (fan and switch not included)	\$150
Pre-wire for ceiling fan	\$75
Dimmer toggle switch	\$50
4-way switch	\$75
USB charging ports	\$100
TV Wall box with tube	\$325
Disc light with LED trim (recessed light)	\$100
2 switches and 2 LED stairway step lights	\$360
Closet LED strip light & switch	\$250
Three 8" LED under cab light & switch	\$300
Bath ceiling fan/light combo	\$320
Glass Shower Doors	Quote
Quartz kitchen counter tops (Tier 1)	\$4,000
Quartz kitchen counter tops (Tier 2)	\$5,000
Quartz kitchen counter tops (Tier 3)	\$6,000
Quartz bath vanity counter top	Quote
Upgraded Kitchen Faucet	\$300
Finished basement	Quote
3rd garage stall (10x20)	\$20,000
Premium siding colors	Quote
Garage door windows	\$600
Deluxe column w/Stone (each)	\$1,500
Stone front ½ garage	\$1,500
Window Trim	\$200 w/opening
Craftsman front door w/window	\$650
Portico over garage w/ shingles	\$2,800
Portico over garage w/Metal	\$4,000
Increase garage depth 2'	\$2,000
Walkout lot premiums	\$3,500
12x12 Treated Deck	\$4,000
Staircase from deck	Quote

\*Updated 6/14/22



# Odeno

## PLACE OF MANY HEARTS

### HOME BUYER'S GUIDE

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



## PHASE 2

Thomas A. Serio | Cori Bissell  
 231.286.0102 | 231.220.1581  
[thomas@sellingwestmi.com](mailto:thomas@sellingwestmi.com) | [cori@sellingwestmi.com](mailto:cori@sellingwestmi.com)  
[www.SellingWestMI.com](http://www.SellingWestMI.com)  
[www.OdenoHomes.com](http://www.OdenoHomes.com)  
 f Odeno - Place Of Many Hearts



# PROPERTY & FEATURES (INCLUDED)

## QUALITY CONSTRUCTION

- 22 uniquely designed floor plans
- Inviting porches on most plans
- Open floor plans
- Natural gas 96%+ efficient furnaces
- Rapid recovery 40-gallon water heaters
- Maintenance-free vinyl siding
- Basement bath roughed-in below floor
- Full, daylight or walkout basements
- Two-stall garages
- Pre-wired cable for internet and TV
- Main floor laundry hook-ups
- Gas or electric dryer hook-up
- Municipal water & sewer
- All underground utilities
- House wrap to fight energy robbing drafts
- Resource friendly floor joist system
- Smooth walls w/textured ceilings
- Garage floor drain
- 150-amp electrical service
- Water supply line for refrigerator
- Garage door opener with 2 remotes
- Sewer backflow prevention valve
- 12x12 treated deck (optional)

## SECURE ENVIRONMENT

- Smoke/carbon dioxide detectors
- Schlage entry locksets
- Cam style window locks
- Deadbolt door (options)

## IMPRESSIVE INTERIORS

- 9' Ceiling (optional)
- Wide trim
- Spacious living throughout
- Brushed nickel hardware
- Wire closet organizers
- O'Leary Ceramic Washable Paint
- Choice of one color throughout
- White textured ceilings

## GOURMET KITCHENS

- Thoughtfully designed for convenience
- Gas or electric range hook-up
- Heavy duty disposal
- Single-lever faucet with hand spray
- Multiple cabinet options
- Soft-close drawers
- Dovetail drawer boxes

## DISTINCTIVE EXTERIORS

- Insulated front door
- Low E vinyl windows
- Lifetime architectural shingled roof
- Concrete driveways to road
- Option for metal roof and stacked stone
- Multiple column styles
- Shake and vertical siding (option)

## ELEGANT BATHROOMS

- Stylish vanities
- Cultured marble tops
- Fiberglass tubs or showers
- Single-lever chrome Delta faucets
- Exhaust fans in all bathrooms
- Brand Name Fixtures
- Solid surface showers available

## PROPERTY

- Rolling landscape
- Natural ponds
- Walking trails
- Bike lanes
- Community parks

# PRICING & ALLOWANCES

## SEMI-CUSTOM HOMES

Choose your lot, choose your plan, and choose your finishes from the provided upgrade list. Home pricing is as printed and selections are made at the model home.

## CUSTOM HOMES

Choose your lot, choose and modify your plan, and choose custom finishes. Home pricing is quoted by the builder and a project manager is assigned to your build.

## PRICING AND ALLOWANCES

PLAN	BED/BATH	STYLE	SQ. FT.	PRICE	LIGHTING	FLOORING	CABINETS
Alder	2/2	Ranch	1040	\$255,900	\$700	\$5,800	\$6,500
Fraser	2/1.5	Ranch	978	\$254,900	\$700	\$5,600	\$6,500
Aspen	2/2	Ranch	1147	\$264,900	\$750	\$6,300	\$6,500
Linden	2/2	Ranch	1136	\$283,900	\$700	\$6,200	\$6,500
Sage	3/2.5	2-Story	1456	\$287,900	\$800	\$8,000	\$6,500
Tamarack	2/2	Ranch	1200	\$268,900	\$750	\$6,600	\$6,500
Wintergreen	3/2	Ranch	1172	\$272,900	\$700	\$6,500	\$6,500
Chestnut	2/2	1 1/2 Story	1270	\$289,900	\$750	\$6,800	\$6,500
Cedar	3/2	Ranch	1324	\$289,900	\$750	\$7,200	\$6,500
Hickory	3/2	Ranch	1360	\$291,900	\$750	\$7,400	\$6,500
Magnolia	2/2	Ranch	1416	\$295,900	\$750	\$7,800	\$6,500
Serviceberry	3/2	Ranch	1435	\$300,900	\$750	\$7,800	\$6,500
Fern	3/2	Ranch	1552	\$305,900	\$750	\$8,400	\$7,000
Cherry	3/2	Ranch	1603	\$321,900	\$750	\$8,700	\$8,600
Maple	3/2	1/2 Story	1683	\$346,900	\$750	\$9,200	\$6,500
Newberry	3/2.5	2-Story	1764	\$321,900	\$850	\$9,600	\$7,500
Hemlock	4/2.5	2-Story	1935	\$356,900	\$850	\$10,500	\$7,500
White Pine	4/3	2-Story	1938	\$351,900	\$850	\$10,500	\$7,500
Spruce	3/2.5	2-Story	1568	\$314,900	\$850	\$8,500	\$7,500
Sycamore	5/3	2-Story	2108	\$367,900	\$900	\$11,400	\$7,500
Willow	4-2.5	2-Story	2452	\$397,900	\$900	\$13,000	\$7,500
Dogwood	4/2.5	2-Story	2472	\$396,900	\$900	\$13,000	\$7,500

Prices are subject to change without notice until a contract is signed

## OTHER UPGRADES

### KITCHEN

Garbage disposal included, appliance packages are available.

### GARAGE

2' - 4' forward garage extensions are available. Prices will vary depending on the setbacks.

3 stall garage \$20,000

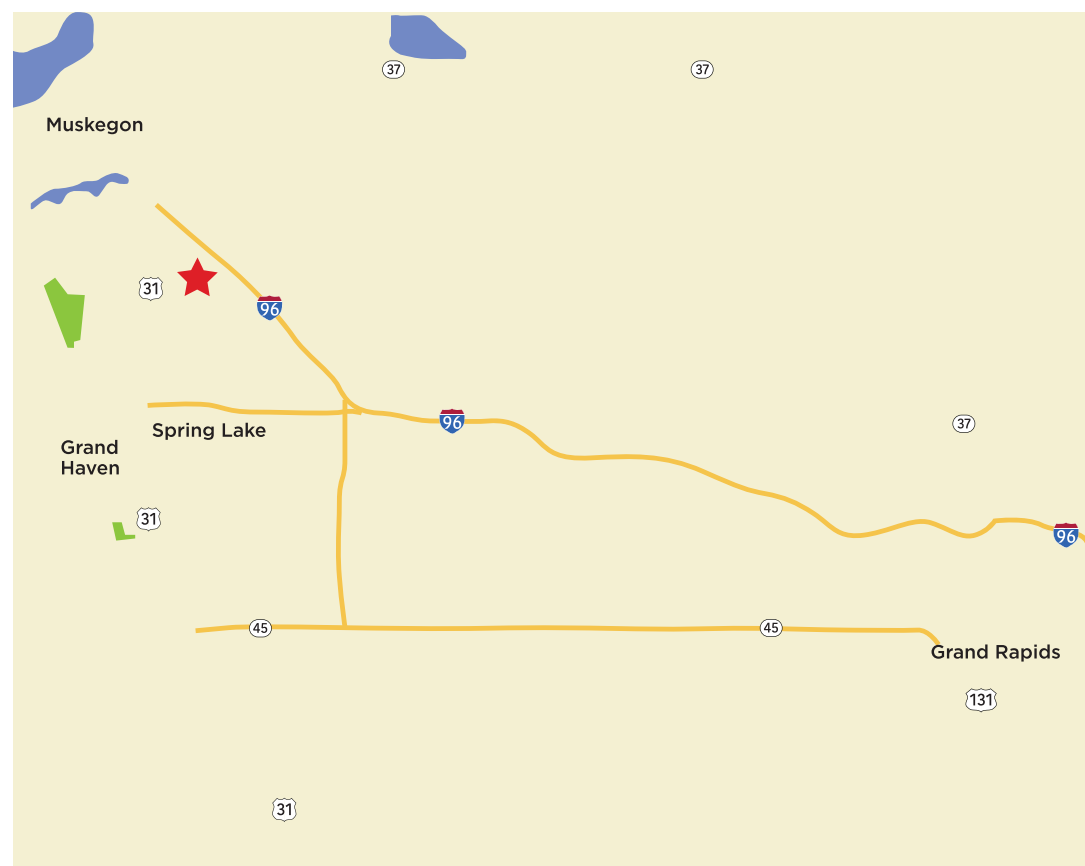
## LOT PRICES

(See color coded map)

Standard	+\$40,000
Select	+\$50,000
Premium	+\$60,000
Executive	+\$70,000

## WALKOUT LOTS

+\$3,500



Three miles of wooded nature trails



Fruitport Public Schools



More than 8 public parks within a 6-mile radius



6 miles from Muskegon County Airport



12 miles from downtown Muskegon and Museum of Art



Easy 25-minute drive (all highway) to downtown Grand Rapids