THE GLADES OF FENTON

BUYER'S GUIDEBOOK

Base Pricing • Included Features • Homesites



A new ranch. Your own space. Less to maintain.

C2C REAL ESTATE
From Cottages to Castles

LAKE & LAND
CUSTOM HOMES

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PRICING AT A GLANCE



Waterfront Walkout Site	Woodside Walkout Site	Woodside Daylight Basement	Woodside Standard Basement
$467,124	**$460,139**	**$450,139**	**$445,139**

Each base price includes the same thoughtfully designed ranch home and core finish package.

What Every Base Home Includes

- ✓ Approx. 1,690 SF ranch plan
- ✓ 2 bedrooms plus office/flex room
- ✓ 2 full bathrooms
- ✓ 2-car attached garage
- ✓ Main-level laundry
- ✓ Covered deck
- ✓ Open kitchen, dining and great room
- ✓ HOA services: lawn mowing, snow plowing, driveway and walkway shoveling

Current pricing and availability are subject to builder confirmation.

DESIGNED FOR HOW YOU LIVE

Right-sized comfort , low-maintenance living







Why Buyers Love It

- ✓ Main-level living with everyday convenience
- ✓ Open kitchen, dining and great room
- ✓ Private primary suite plus guest bedroom
- ✓ Flexible office/flex room for work or hobbies
- ✓ Covered deck for easy indoor-outdoor living
- ✓ Full basement for storage and future flexibility

Easy Ownership

HOA services include lawn mowing, snow plowing, driveway shoveling and walkway shoveling.

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KITCHEN & DINING FEATURES

Room to cook, space to gather



Base Package Highlights

- 9-foot ceilings
- Soft-close cabinetry with hardware
- 36-inch upper cabinets
- Kitchen island
- Stone countertops
- Island pendant lighting
- Traditional plumbing fixtures
- Full pantry with wood shelving
- LVT flooring
- Included stainless Frigidaire appliance package
- Disposal
- Subway tile backsplash

Included Frigidaire Stainless Appliance Package



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GREAT ROOM & OUTDOOR LIVING

A natural extension of everyday living



Included Living Spaces

- Open great room and dining area
- 9-foot ceilings
- LVT flooring in main living areas
- Recessed can lights in the great room
- Vaulted ceiling great room
- Covered deck off the great room



The heart of the home is open, bright and easy to enjoy

BEDROOMS AND BATHROOMS

Comfort where it matters most



1. Primary Suite

- 9-foot ceilings
- Carpet flooring
- Walk-in closet
- Ceiling fan



2. Primary Bath

- Double vanity
- Man-made marble vanity top
- Full ceramic shower with Euro glass door
- Two shower corner shelves
- Ceramic tile floor
- Traditional plumbing and light fixtures



3. Additional Everyday Spaces

- Bedroom #2 plus office/flex room
- Guest bath with tub/shower and ceramic tile floor
- Main-level laundry room
- 3-panel Craftsman-style interior doors

Included Traditional Plumbing Fixtures



Kitchen Faucet



Bath Faucet

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OPTIONAL FINISHED BASEMENT

More room. More flexibility. Finished to feel like home.



Included Living Spaces

- LVP throughout main living space
- 9-foot ceilings
- Bedroom and Full Bath
- Recessed can lights in the great room
- 2 storage areas and mechanical room
- 17 recessed can lights



Optional Finished Basement: $42,306
*For a Total of **3,042** Finished Total Living Space*

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PLAN HIGHLIGHTS & NEXT STEPS

A closer look at the home. A brighter look ahead.



At a Glance

- ✓ Approx. 1,690 SF ranch plan
- ✓ 2 bedrooms plus office/flex room
- ✓ 2 full baths
- ✓ 2-car attached garage
- ✓ Covered deck
- ✓ Full basement
- ✓ Main-level laundry
- ✓ Open kitchen, dining and great room

Ready to explore The Glades?

Ask about current homesite availability, builder timing and reservation opportunities.

A simpler path to right-sized new construction starts here.

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Lot Availability

Your Perfect New Home Awaits!



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810-610-7194

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