

# Summerset Villas East

Taking Reservations Now • Call/Text Nate 616-710-1220

## Community

- Grandville Area convenience to M6 & 196 highways, mall, restaurant, and shopping amenities.
- Lower Georgetown Township property taxes compared to surrounding areas
- Stand-alone single-family condo homes for individual space and privacy.
- Monthly \$300 Dues include water/sewer, trash, yard care, snow removal, landscaping and exterior maintenance
- Pets allowed
- Your go-to Fashionable and High End Quality Condo Community in Grandville!

## Builder Standard Features

- All Quartz Countertops
- 5.5 inch baseboard & 3.5 casing trim
- Quality soft-close & dove tailed cabinets
- Low-E Argon Northstar windows/sliders
- Kitchen Appliances included (allowance)
- Landscaping/Lawn package with UGS
- Flooring with luxury vinyl plank flooring, premium laminate, and carpet
- Quiet belt driven wifi Garage openers & keypad
- Built to modern Energy Efficient standards
- At least 16" on center studs (even non-load bearing)
- Engineered Floor Joist (for even weight distribution)

## Architecture & Design

- Your Home. Your Choice! 4 Ranch Style stand-alone floor plan options.
- Quality Built Investment by Award Winning Builder YOUR HOMES.
- Standard builder package includes more than your average builder.
- Interior designer guidance included!
- Full selections, full custom choices! You are not limited in your options!

## Optional Upgrades

- Third Stall Garage (appx. \$18K)
- Sun Room (appx. \$18K)
- Finished Garage w/Water Hookup
- Front Elevation style & color
- Additional Bedrooms & Bathrooms
- Extended Dining Area Square Footage
- Zoned Heating & Cooling or additional Insulation
- Fireplace (appx. \$6,500) & custom mantel
- Interior Built-In Speaker System
- Tray Ceilings
- 9 Foot Ceilings lower level (appx. \$4K)
- 0 step entry (appx. \$4K)
- 36" doors for handicap access
- Staircase Railing & Banister
- Composite Deck with metal railing
- Stairs down from deck
- Even Floor Plan/Design Changes!
- Your Custom Ideas!

YOUR HOMES can build in Summerset Villas East or your own lot!

\*Prices are subject to change, final once build contract signed\*



your home. your style.

More Info at [SummersetVillasEast.com](http://SummersetVillasEast.com)

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## Summerset Villas East Full Custom Condo Process

At Summerset Villas East we build executive stand-alone ranch style condos by award-winning builder YOUR HOMES LLC! We customize the build completely to you! We mean it, change the plan & design as much as you want!

### Here is a brief explanation of the process:

- Tour a Summerset Villas East condominium!
- Based on one of the 4 floor plans, provide us your preferred options and customization ideas and we will provide a price quote. Nate Bialik will work with you either in a short meeting, through email, or over the phone to collect your needs and come up with pricing idea.
- If you like the pricing and are ready to move forward we start with allowing you to reserve a build site for 30 days for \$1000 which is fully refundable. In that time we will meet with the builder Tim Schollaart and get into your customizations and options in great detail. From there we will work to dial in the price quote further regarding all of the amazing options and customizations you would like. We often need a few days to get back after this meeting with custom pricing.
- If the build meeting, your custom condo plan concept, and pricing is all that you hoped we are ready to move to the next phase. Let's get your custom condo in design. At this point we collect \$5000 as a retainer for the architect to draw your custom print. Anything unused portion of this retainer is credited to you towards the final build.
- Once architectural plans are reviewed and approved by you we work on final pricing. Depending on your customization level this could take 3-4 weeks. Once we are ready we present final pricing to you.
- Sign the build contract and deposit 10% of the build cost. Another great advantage of working with YOUR HOMES LLC is that we build with set pricing. This means that the pricing on your build contract won't change on your end, your build price is guaranteed once the build contract is signed and deposit made. Your \$1000 reservation deposit and any design retainer remaining will be credited towards your 10% down.
- Construction begins! This typically takes 7-8 months. You will be in communication with your designer and project manager throughout the process and have a clear picture of what is happening with your build through our Builder Trend application. This is a cloud based new construction folder with all the info you would expect.
- Close on your new condo! Once we have your condo constructed and have attained the certificate of occupancy we can close! You pay the remaining balance, get your keys, move in, and celebrate! We provide a 1 year builder warranty too. Welcome home!



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