

# 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
- 2 stall garage (21'5" garage depth)
- 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)
- House color

## 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

- 4ft wider sites allowing for 2+stall garage and Extended Plan Modifications
- Any site allows up to 6ft deeper garage
- Sun Room
- Finished Garage w/Water Hookup
- Additional Bedrooms & Bathrooms
- Extended Dining Area Square Footage
- Zoned HVAC or additional Insulation
- Fireplace & with custom mantel and surround
- Interior Built-In Speaker System
- Tray Ceilings and Cathedral ceiling options
- 9 Foot Ceilings lower level
- 0 step entry and accessibility options
- 36" doors for handicap access
- Staircase Railing & Banister
- Composite Deck with metal railing
- Stairs down from deck
- Front Elevation options and Customization
- 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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## Build Your Custom Condo In Summerset Villas East

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! **Design and build a condominium tailored to your lifestyle with a simple, transparent**

### Process:

#### Step 1: Tour a Condo

Visit a Summerset Villas East condominium to experience the layout, craftsmanship, and quality firsthand.

#### Step 2: Choose Floor Plan

Select from three thoughtfully designed floor plans and share your ideas for options and customizations. Nate Bialik will work with you in person, by phone, or by email to understand your needs and provide an initial price estimate.

#### Step 3: Reserve Build Site

Ready to move forward? Reserve your preferred lot for 30 days with a fully refundable \$1,000 deposit. During this time you will meet with builder Tim Schollaart to review your customization ideas in detail and refine the pricing.

#### Step 4: Custom Design

Once you're happy with the concept and pricing, we begin the design process.

A \$5,000 architectural retainer allows our architect to create your custom plans.

Any unused portion is credited toward your final build cost.

#### Step 5: Final Plans & Pricing

After reviewing and approving your architectural plans, we finalize the build pricing.

This typically takes 3–4 weeks depending on customization.

#### Step 6: Sign the Build Contract

Once pricing is finalized:

- Sign the build contract
- Provide a 10% deposit

With YOUR HOMES LLC, your price is locked in once the contract is signed. Your \$1,000 reservation deposit and remaining design retainer are credited toward the deposit.

#### Step 7: Construction Begins

Your custom condo is built in approximately 7–8 months. You will receive updates throughout the process through Buildertrend, our online project platform where you can track progress, selections, and communication.

#### Step 8: Closing Day

- Final balance is paid
- You receive your keys
- You move into your new condo!

Welcome Home!

\*Your new home includes a 1-Year Builder Warranty for peace of mind.



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