

AGENT PREVIEW · TRAVERSE CITY, MICHIGAN

Villa Grand Traverse

A limited collection of modern homes where the hillside meets the bay.

Presented by Brick & Corbett x Team Dakoske

THE COMMUNITY

A limited collection of Limited Custom homes

Buyers choose the homesite, floor plan, finishes, and deck, rooftop terrace and view options through a guided design process before construction begins.

19 homes in total	4 home styles
3 homes live in MLS now	$710K+ base prices from



LOCATION

Minutes from the heart of Traverse City

Downtown
Dining, shopping and entertainment

Munson Healthcare
Northern Michigan's regional medical center

The YMCA
Fitness and recreation close to home

Parks and trails
Four-season outdoor life

Schools
Traverse City Area Public Schools

Grand Traverse Bay
Bay views from select homesites

Getting there: W Fourteenth St to Silver Lake Rd, right on Barnes Rd, right on Sky Crest Dr, which becomes Tribeca Court.



SITE PLAN

19 homesites, four home styles

Home style	Homesites	Live now
Hilltop and Hillside	20, 21, 28, 29, 37, 38	21, 29
Duplex	22–27	22
North Hills	30–36	Coming

Hilltop is the two-story home; Hillside features a walkout lower level. Homesites 20 and 21 hold the best views. North Hills plans are still being finalized.



LIVE · 21 TRIBECA COURT

The Hilltop Residence

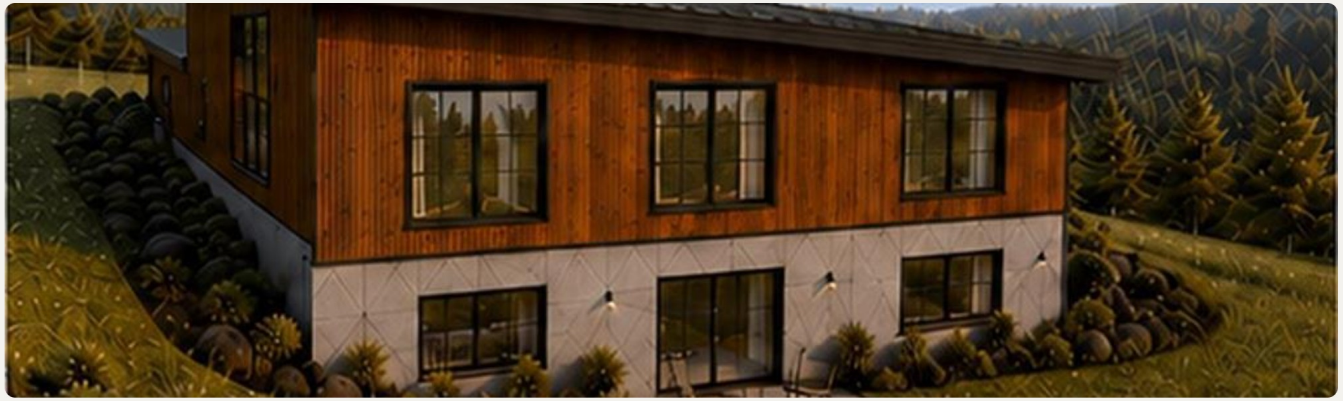
$995,000

Living area	**1,940 sq ft**
Bedrooms / baths	**3 / 2.5 + office**
Primary suite	**Upper level**
Garage	**Attached 2-car**
MLS #	**1951173**

Our two-story home. Open main level with a long center island, pantry and a private view deck.

Base price, no options selected. All information approximate and subject to change.





LIVE · 29 TRIBECA COURT

The Hillside Residence

$865,000

Living area	**1,704 sq ft**
Bedrooms / baths	**3 / 2**
Primary suite	**Main level**
Garage	**Attached 2-car**
MLS #	**1951215**

One-level living above, with a walkout lower level that gives guests two large bedrooms and a full bath.

Base price, no options selected. All information approximate and subject to change.



LIVE · 22 TRIBECA COURT

The Duplex Residence

$710,000

Living area	**1,650 sq ft**
Bedrooms / baths	**3 / 2.5**
Primary suite	**Main level**
Garage	**Attached**
MLS #	**1951174**

The same modern design in a smaller, easier-to-own home. Each side is sold as its own residence.

Base price, no options selected. All information approximate and subject to change.

ARCHITECTURE

Designed to settle into the hillside

Vertical cedar, natural stone and a low-slung modern profile let each home sit into the slope instead of on top of it.

Architecture by Whiteford & Associates. Built by Midtown Development.



Concept elevations. Final design varies by home style and buyer selections.

THE BUYER PATH

How your buyers get to move-in day

1

Reserve

Non-binding reservation holds the homesite.

2

Design

Pre-construction with Midtown: plans, pricing, schedule.

3

Select

Floor plan options, finish collection, decks and terraces.

4

Contract

Final pricing, construction contract, buyer's construction loan.

5

Build

Construction, walkthrough, keys and a one-year warranty.

$1,000 reservation deposit

Fully refundable, held in escrow at Northern Title

$5,000 design fee

Credited in full toward the construction contract

FINISH COLLECTIONS

Three levels of refinement

Essential

Everything you need.

- White or warm-white cabinetry
- Quartz countertops
- Luxury vinyl plank flooring
- Walk-in glass showers
- Satin nickel fixtures
- Standard lighting package

Signature

Refined where you touch every day.

- Upgraded cabinet construction
- Soft-close throughout
- Thicker quartz profile
- Larger-format shower tile
- Upgraded lighting and plumbing
- Enhanced cabinet organization

Reserve

Our most refined collection.

- Premium quartz selections
- Frameless shower glass
- Upgraded appliance package
- Additional built-ins
- Upgraded interior doors
- Premium cabinet interiors

Collections are representative. The builder will select the closest available match to each collection based on current availability and supply; brands, colors and models may vary.

FOR AGENTS

What to know before you bring a buyer

Topic	Details
Listing	Exclusive Right to Sell · Brick & Corbett with Team Dakoske
Questions and leads	Routed to Team Dakoske and Brick & Corbett agents
Site visits	By appointment only; active construction site
Association	Covers snow removal and exterior maintenance
Utilities	Municipal water and sewer, natural gas
Builder · Architect	Midtown Development · Whiteford & Associates
Title and escrow	Northern Title Agency, Traverse City

All information approximate and subject to change. Buyers should verify independently.



SOFT RESERVATIONS NOW OPEN

Bring your buyers to Villa Grand Traverse

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