COUNTRYHOME PLAN 106



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Windhill

COUNTRYHOME PLAN 106

Two-story, four bedrooms, 3½ baths

Flanked by magnificent twin staircases, the foyer is connected by a solarium to the family room (with fireplace) and the designer kitchen/breakfast area (with center island). The same staircases divide the second floor, setting three bedrooms and two full baths opposite the master bedroom suite, which features a private sitting room.



MITROFF COMPANIES

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COUNTRYHOME PLAN 103



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Windhill

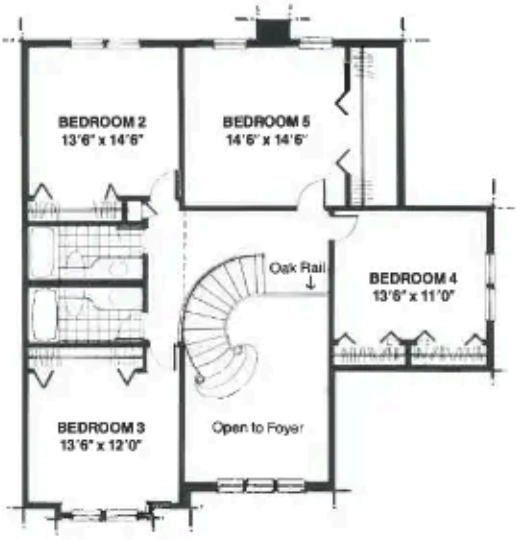
COUNTRYHOME PLAN 103

Cape, four/five bedrooms, 2½–3½ baths

Volume ceilings heighten the drama in the foyer and family room of this gracious home. The master bedroom suite, ideally located on the first floor for privacy, has a tray ceiling, sumptuous master bath and his-and-her walk-in closets. An impressive winding staircase leads to the second floor with three large bedrooms or an optional fourth.



First Floor



5 BEDROOM OPTION



Second Floor



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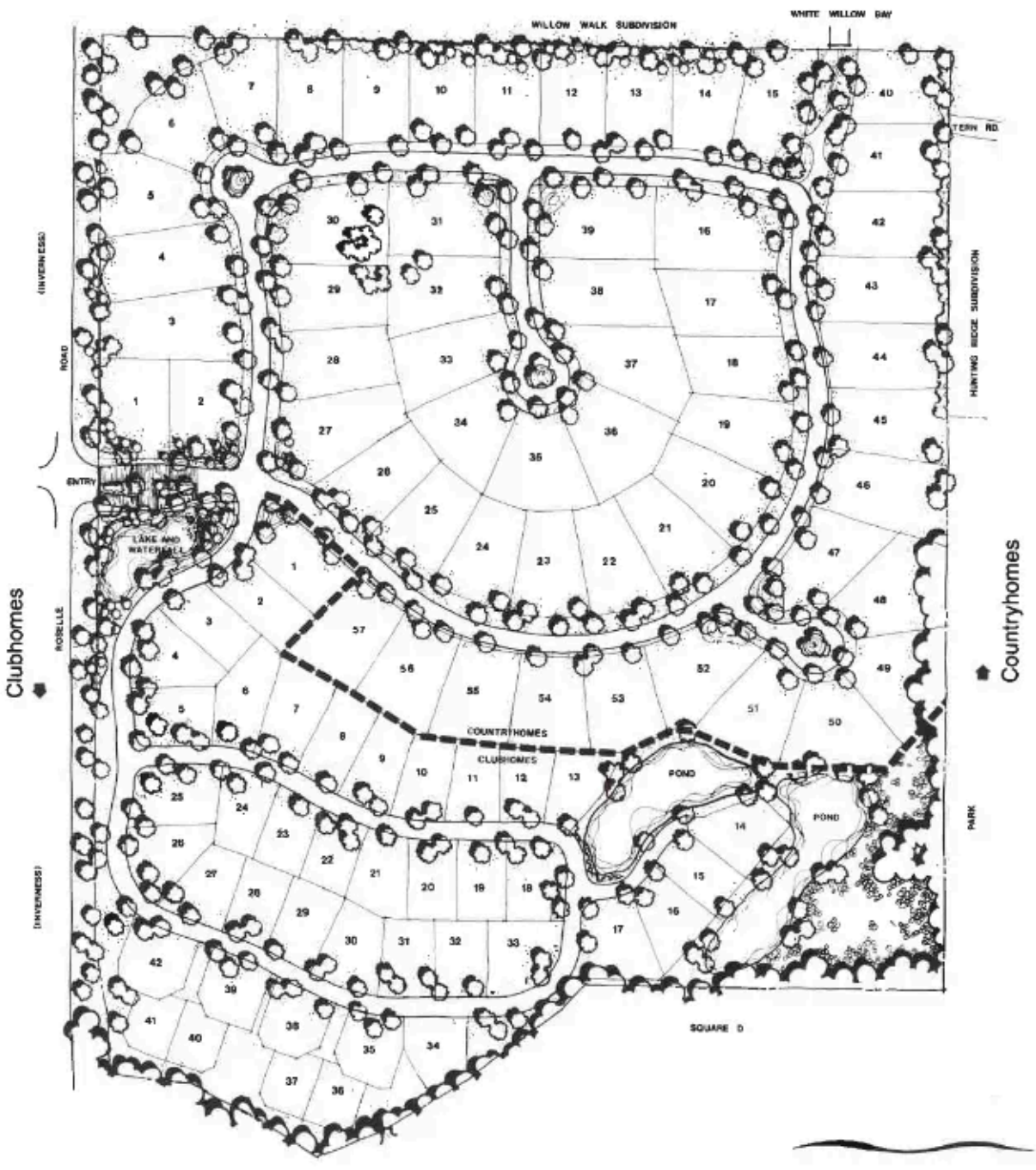
SITE PLAN



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STANDARD AND OPTIONAL FEATURES

Architecture and Environment

- Hilly terrain with dramatic views
- 100-foot-wide lots (Countryhomes)
- 15,000-21,000 square foot lots (Countryhomes)
- Custom lot grading, per engineering plan
- Varied front yard setbacks (Countryhomes)
- Walkout basements, per land plan
- English basements, per land plan
- Complete underground lawn sprinkler system (Clubhomes)
- Artfully designed landscaping to create beauty and privacy (Clubhomes and common areas)
- Professional landscape maintenance of all Clubhomes and common areas
- Snowplowing of roads, driveways, and sidewalks of Clubhomes
- Reflecting ponds
- Stately gateway entry with waterfall view
- Classic old world architecture
- Unique custom window designs
- Exciting floor plans for the "90's" lifestyle
- Charming turn of the century street lighting
- Unique mailboxes

Exterior Features

- Exquisite old world architectural design with a blend of brick, stone, stucco, stained wood exteriors, per elevation
- Class "A" rated fiberglass roof shingles
- Two-car garages fully drywalled and painted
- Automatic garage door opener and two transmitters
- Wood garage doors stained or painted, per elevation
- Insulated raised panel front entry door(s) with sidelights, per plan
- Recessed or covered front entries, per plan
- Custom series entry door hardware
- Pella insulated clad wood windows
- Bay windows with copper canopies, per plan
- Maintenance free, prefinished aluminum seamless gutters and downspouts
- Concrete patio, per plan
- Concrete service walk, per plan
- Exterior electrical outlets, per plan
- Weatherproof silcocks, per plan
- 200 AMP electrical service
- Underground utilities
- Lake Michigan water

Interior Amenities

- Dramatic volume ceilings in foyers, per plan
- Choice of ceramic tile or hardwood flooring in foyer
- Custom stairs and railings per plan including carpeted stair runner
- 9' ceilings on first floors, per plan
- Vaulted, tray and cathedral ceilings, per plan
- Crown moulding, per plan
- Wall to wall carpet and pad, per plan
- Milled pine trim painted or stained
- Oversized base mouldings
- Raised panel solid pine doors and decorator hardware
- Pella sliding patio doors or French style doors, per plan
- Wood burning brick fireplace with gas log lighter and accent lighting
- Smoke detectors per building code
- Prewiring for 3 telephone jacks (choice of location)
- Prewiring for 2 television jacks (choice of location)
- Basement, per plan
- Sump pumps
- 83% energy efficient gas forced air furnace
- Central air conditioning system
- Glass lined, energy saving water heater
- R-30 roof insulation
- R-17 wall assembly insulation
- $1,000 interior/exterior lighting fixture allowance

Kitchen/Breakfast Room

- Choice of custom oak, maple, or laminate cabinets
- 36" oversized upper cabinets with knife hinges
- Corner lazy susan
- Choice of traditional or contemporary hardware
- Built-in downdraft electric cooktop w/grill
- Built-in electric double ovens
- Built-in energy efficient dishwasher
- Heavy duty garbage disposal
- Refrigerator area pre-plumbed for icemaker
- Kohler compartmentalized enamel finish cast iron sink
- Decorator laminate countertops
- No wax sheet vinyl floor covering
- Pantry, per plan
- Butler's pantry, per plan
- Built-in desk, per plan
- Under cabinet lighting

(continued on back)

Windhill

Master Bath and Dressing Area

- Dramatic volume ceilings, per plan
- Large designer windows, per plan
- Built-in 42" x 60" whirlpool tub with hand-set ceramic tile surround and deck
- Designer plumbing fixtures
- Compartmentalized water closet, per plan
- Compartmentalized shower with seat and ceramic tile walls
- Cultured marble vanity tops with two integral bowls, per plan
- Choice of custom hardwood or laminate cabinetry
- Oversized mirrors above vanities
- Mirrored medicine cabinets
- Spacious carpeted walk-in closets with vinyl coated shelving and organizers, per plan
- Switched closet lights
- Furniture quality base linen cabinet, per plan

Secondary Baths and Powder Room

- Ceramic tile flooring per plan
- Enamel finish cast iron bathtubs with color coordinated ceramic tile walls
- Vanities with choice of custom hardwood or laminate cabinets
- Oversized mirrors, per plan
- Designer plumbing fixtures
- Medicine cabinets, per plan
- Cultured marble vanity tops with integral bowls, per plan

Utility Room

- Gas connection for dryer
- Pre-plumbed for washer/dryer, vent to exterior
- Free standing laundry tub
- No wax sheet vinyl floor covering

Optional Features

- Three-car garage on Countryhomes
- Brick patios, brick walks, wood decks
- Gas line to outdoor grill
- Shingles in simulated cedar or slate roof, per elevation, hand split cedar shake roof
- Concrete or brick driveway
- Service door from garage to exterior
- Security system
- Television antennae (attic mounted with AMP)
- Custom mouldings
- Built-in bookcases
- Butler's pantry with wet sink and/or wine refrigerator
- Built-in wet bar
- Oak millwork with solid 6 panel oak veneer doors
- Glass door enclosure on bathtubs
- Mirrored bifold or sliding doors
- Pocket doors, where possible
- Base cabinets with work surface in laundry room
- Upper cabinets in laundry room above washer and dryer
- Skylights in rear or sides of home
- Leaded glass sidelights on entry door, per plan
- French or atrium doors, per plan
- Additional fireplaces per plan
- Additional television and telephone prewiring
- Rough-in for ceiling fans with wall switches
- Central vac system
- Intercom system
- Electronic air cleaner
- Outdoor spa (hot tubs)
- Automatic ice cube maker
- Instant hot water dispenser
- Steam shower
- Humidifier
- Washer and dryer
- Built-in appliances
- Refrigerator
- Trash compactor
- Professional landscape options (Countryhomes)

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COUNTRYHOME PLAN 101



ELEVATION A



ELEVATION B



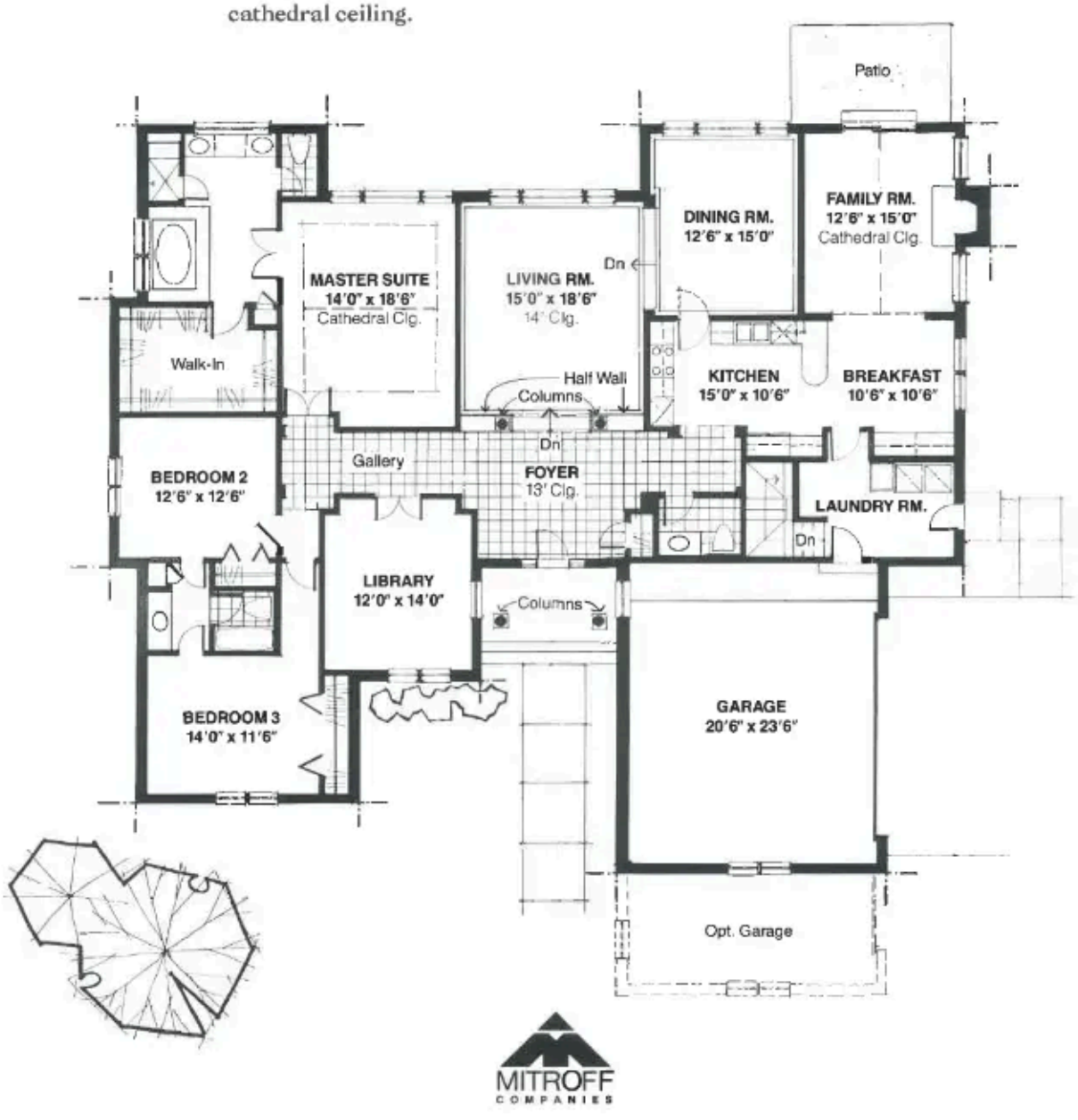
ELEVATION C

WINDHILL

COUNTRYHOME PLAN 101

Ranch, three-bedrooms with library, 2½ baths

A dramatic entry leads to the sunken living room with volume ceiling, or to the private living quarters with a dramatic master bedroom suite, two additional bedrooms and the library. The spacious kitchen and breakfast area adjoin the formal dining room and secluded family room with fireplace and cathedral ceiling.



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COUNTRYHOME PLAN 102



ELEVATION A



ELEVATION B



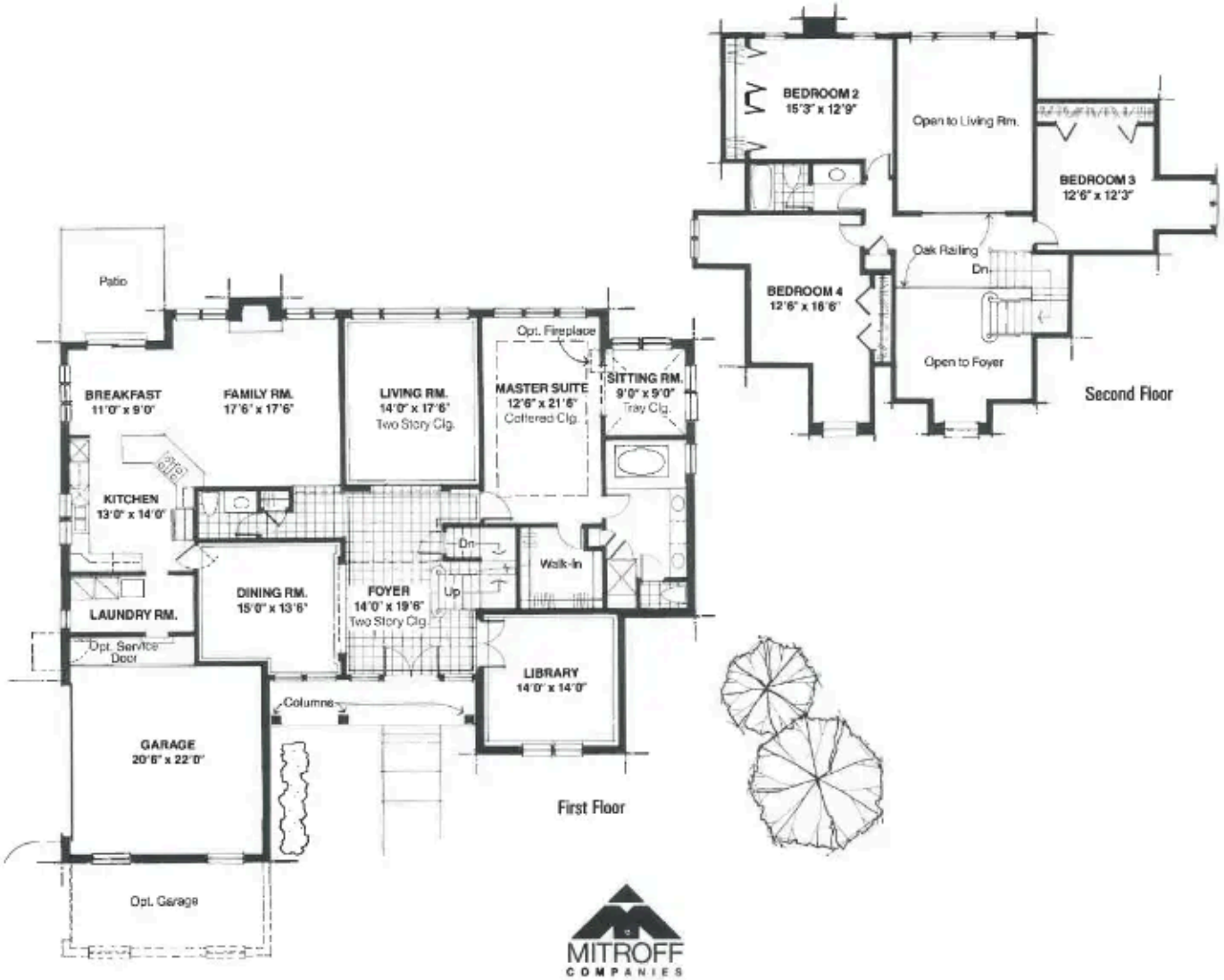
ELEVATION C

Windhill

COUNTRYHOME PLAN 102

Cape, four bedrooms with den, 2½ baths

Designed for entertaining, this home offers direct access to all gathering spots from the two-story foyer. The living room's two-story ceiling adds drama, while the first-floor master bedroom features a coffered ceiling and an adjacent sitting room with an exaggerated tray ceiling.



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COUNTRYHOME PLAN 104



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Windhill

COUNTRYHOME PLAN 104

Two-story, four bedrooms with den, 2½ baths

The kitchen, with its central island and oversized breakfast area, combines with the large family room to define a comfortable family setting. The formal dining room and living room flank the two-story foyer while the second floor artfully divides into four spacious bedrooms.



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COUNTRYHOME PLAN 105



ELEVATION A



ELEVATION B



ELEVATION C



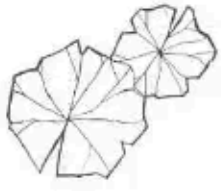
ELEVATION D

WINDHILL

COUNTRYHOME PLAN 105

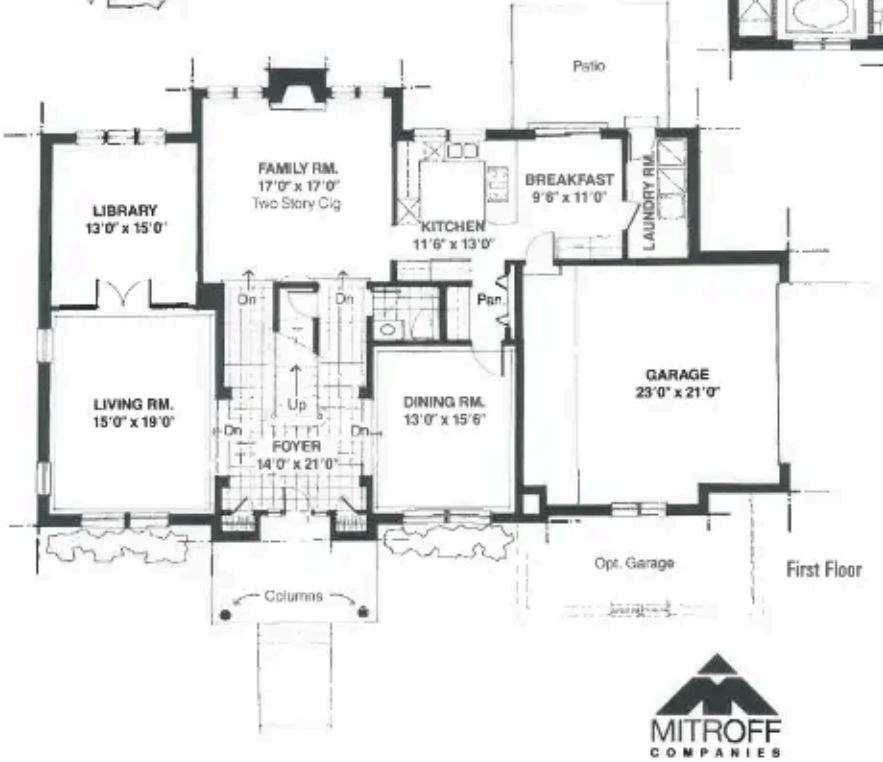
Two-story, four/five bedrooms, 2½–3½ baths

The visual impact of the central staircase separating the two-story foyer and family room is the trademark of this home. Upstairs, the secluded master bedroom suite with his-and-her walk-in closets is separated from the other bedrooms by a large loft, which may be converted into a fifth bedroom.





Second Floor



First Floor



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W I N D H I L L

COUNTRYHOME LOT STATUS

PHASE I

LOT NO.	LOT STATUS	ESTIMATED SQ.FT.	REQUIRED BASEMENT STYLE
13	AV	15,020	STD
14	SOLD-103A	16,245	ENG
15	AV	18,415	W/O
16	AV	21,175	STD
17	AV	17,290	STD
18	AV	15,140	STD
19	AV	16,090	STD
20	AV	16,610	STD
21	AV	16,215	STD
22	SOLD-104C	15,700	ENG
23	AV	15,380	ENG
40	AV	15,865	ENG
41	AV	16,430	W/O
42	AV	18,770	W/O
43	AV	19,725	W/O
44	AV	18,090	W/O
45	AV	17,910	W/O
46	AV	20,120	W/O
47	AV	17,615	W/O
48	AV	19,330	W/O
49	SOLD-102B	18,220	W/O
50	RES	18,715	W/O
51	AV	16,525	W/O
52	AV	18,310	W/O
53	AV	15,580	W/O
54	AV	15,060	W/O
55	AV	16,810	W/O

LEGEND

W/O - WALKOUT
ENG - ENGLISH
STD - STANDARD
RES - RESERVED
AV - AVAILABLE
101-106 = PLAN NUMBER

Revised
May 1, 1990

COUNTRYHOMES

PLAN & ELEVATION	PLAN DESCRIPTION	EXTERIOR MATERIALS	CURRENT PRICE
PLAN 101	**Ranch**		
A	3 Bedroom	Smooth wood siding	$374,500
C	3 Bedroom	Stucco	$394,500
B	3 Bedroom	Brick/Stucco	$404,500
PLAN 102	**Cape**		
A	4 Bedroom	Rough sawn wood siding	$442,500
B	4 Bedroom	Brick/Stucco	$472,500
C	4 Bedroom	Stucco	$472,500
PLAN 103	**Cape**		
*A(1)	4 Bedroom	Rough sawn wood siding	$452,500
*A(1)	5 Bedroom	Rough sawn wood siding	$472,500
*A(2)	4 Bedroom	Smooth wood siding	$456,500
*A(2)	5 Bedroom	Smooth wood siding	$476,500
B	4 Bedroom	Brick w/frame	$462,500
B	5 Bedroom	Brick w/frame	$482,500
D	4 Bedroom	Stucco	$472,500
D	5 Bedroom	Stucco	$492,500
C	4 Bedroom	Brick, Stucco, Stone	$482,500
C	5 Bedroom	Brick, Stucco, Stone	$502,500

*Numbers denote exterior wood finish
(1) Rough sawn wood siding
(2) Smooth wood siding

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May 1, 1990

COUNTRYHOMES

PLAN & ELEVATION	PLAN DESCRIPTION	EXTERIOR MATERIALS	CURRENT PRICE
PLAN 104	**Two Story**		
A	4 Bedroom	Smooth wood siding	$399,500
B	4 Bedroom	Brick	$419,500
D	4 Bedroom	Stucco	$419,500
C	4 Bedroom	Brick, Stone, Stucco	$429,500
PLAN 105	**Two Story**		
A	4 Bedroom	Smooth wood siding	$426,500
	5 Bedroom	Smooth wood siding	$441,500
C	4 Bedroom	Stucco	$436,500
	5 Bedroom	Stucco	$451,500
B	4 Bedroom	Brick	$446,500
	5 Bedroom	Brick	$461,500
D	4 Bedroom	Stucco/Brick	$456,500
	5 Bedroom	Stucco/Brick	$471,500
PLAN 106	**Two Story**		
A	4 Bedroom	Smooth wood siding	$509,500
B	4 Bedroom	Brick	$535,500
C	4 Bedroom	Brick w/stucco	$535,500
D	4 Bedroom	Stucco	$539,500

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May 1, 1990

CLUBHOME PLAN 201



ELEVATION A



ELEVATION B



ELEVATION C

WINDHILL

CLUBHOME PLAN 201

Ranch, two bedrooms, two baths

A gallery connects nearly every room in this home from the kitchen and family room, past the living room and foyer, to the master bedroom suite and den. The twelve-foot-high ceilings in the living and dining rooms are clearly defined without compromising living area.





201A—Model Option

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CLUBHOME PLAN 202



ELEVATION A



ELEVATION B



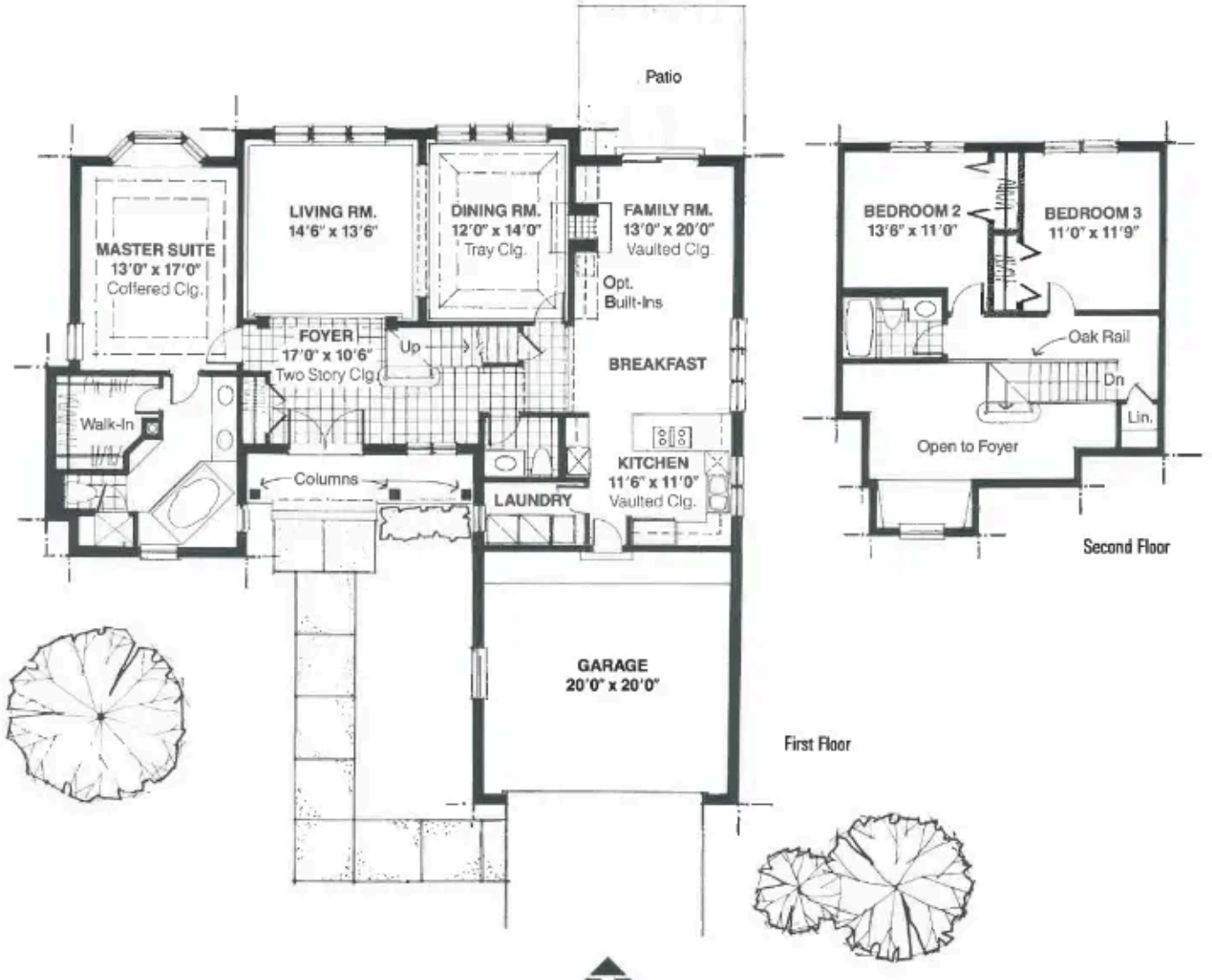
ELEVATION C

WINDHILL

CLUBHOME PLAN 202

Cape, three bedrooms, 2½ baths

The dining room with tray ceiling is linked by a two-sided fireplace to the family room. The master bedroom suite, with a coffered ceiling, commands the opposite end of the home. Wrapped around a walk-in closet, the master bath features a corner oversized whirlpool tub and separate shower.



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CLUBHOME PLAN 203



ELEVATION A



ELEVATION B



ELEVATION C

Windhill

CLUBHOME PLAN 203

Cape, three bedrooms, 2½ baths

A two-story central foyer flows into the two-story living room, formal dining room and family room. Nestled beyond the staircase is the double-door entry to the master bedroom suite with his-and-her walk-in closets and compartmentalized master bath.





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CLUBHOME PLAN 204



ELEVATION A



ELEVATION B



ELEVATION C



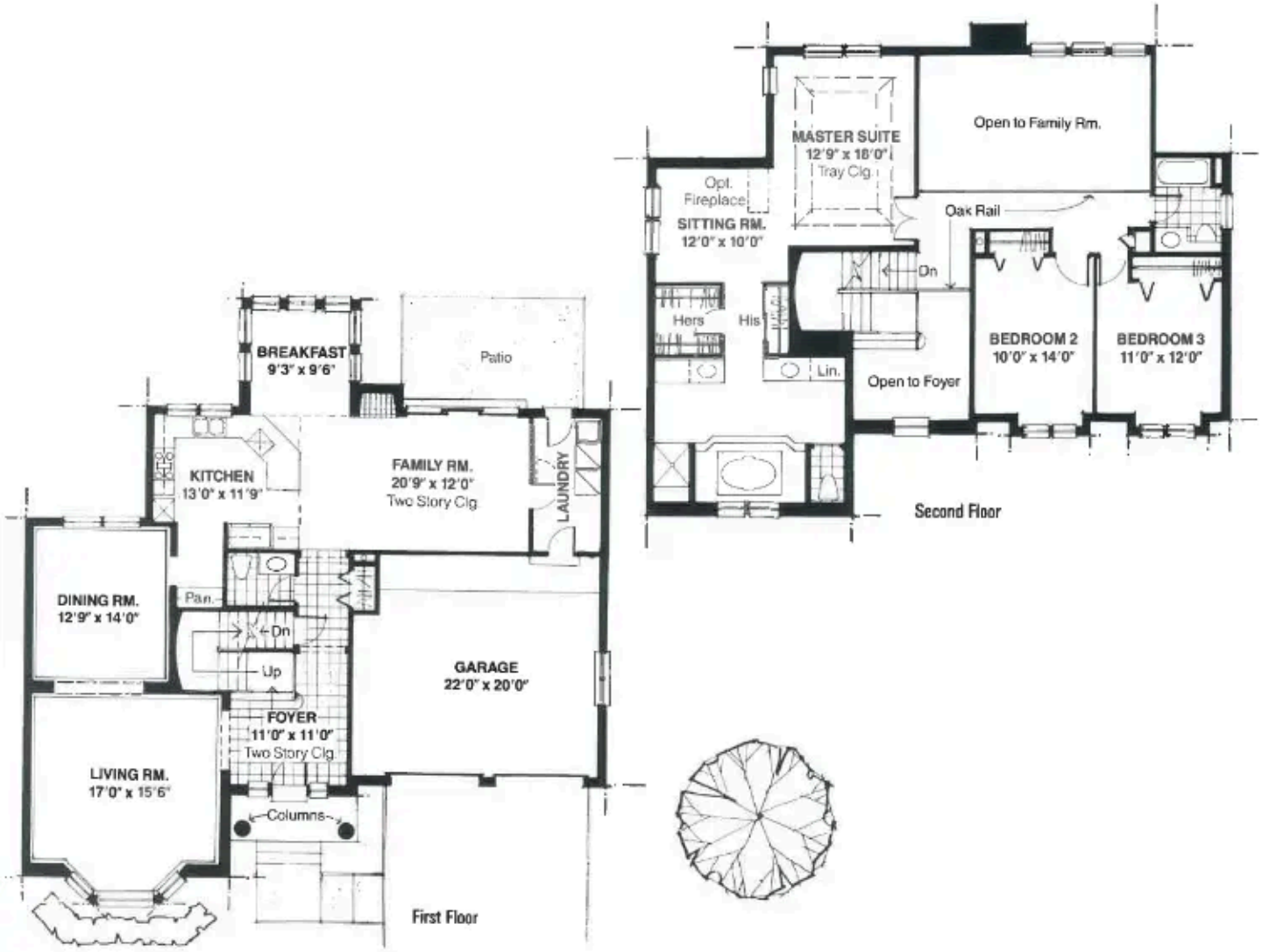
ELEVATION D

Windhill

CLUBHOME PLAN 204

Two-story, three bedrooms, 2½ baths

The first floor features a large practical kitchen that overlooks the two-story family room and bright breakfast area, surrounded by windows on three sides. The master bath is the height of luxury upstairs, separated from the master bedroom suite by a sitting room and walk-in closet.



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W I N D H I L L

CLUBHOME LOT STATUS

PHASE I

LOT NO.	LOT STATUS	ESTIMATED SQ. FT.	REQUIRED BASEMENT STYLE
1	SALES CENTER	13,900	W/O
2	MODEL-204D	11,200	W/O
3	MODEL-201C	9,800	W/O
4	*SOLD-201A	10,855	W/O
5	AV-204 RES	10,555	W/O
6	AV-ALL,201GL,203GL	11,500	STD
7	AV-ALL	12,200	STD
8	*SOLD-204B	10,135	STD
9	*SOLD-203A	9,800	STD
10	*SOLD-202A	9,200	ENG
11	AV-204, 202	8,670	ENG
12	AV-202GL,204	8,870	ENG
13	*SOLD-203A	9,775	STD
14	RES-ALL	11,154	STD
15	AV-ALL, 203GL	9,210	STD
16	AV-ALL	11,040	STD
17	AV-202,203GR,204	12,201	STD
18	AV-204, 202A&C	9,763	ENG
19	*SOLD-203A	8,850	ENG
20	AV-ALL,203GR	8,925	ENG
21	*SOLD-203C	9,855	ENG
22	*SOLD-201B	8,175	ENG
23	AV-ALL 203GR,201GL	8,600	ENG
24	*SOLD-203A	9,265	ENG
25	AV-ALL	11,655	W/O
26	AV-202,203GR,204	10,371	W/O

LEGEND

W/O - WALKOUT
ENG - ENGLISH
STD - STANDARD
RES - RESERVED
AV - AVAILABLE
GL - GARAGE LEFT
GR - GARAGE RIGHT
201-204 = PLAN NUMBER

Revised
May 1, 1990

CLUBHOMES

PLAN & ELEVATION	PLAN DESCRIPTION	EXTERIOR MATERIALS	CURRENT PRICE
PLAN 201	**Ranch**		
A	2 Bedroom	Rough sawn wood siding w/stucco	$309,500
C	2 Bedroom	Stucco	$324,500
B	2 Bedroom	Brick	$329,500
PLAN 202	**Cape**		
A	3 Bedroom	Smooth wood siding	$324,500
C	3 Bedroom	Stucco	$339,500
B	3 Bedroom	Stone/Stucco	$344,500
PLAN 203	**Cape**		
A	3 Bedroom	Rough sawn wood siding w/stucco	$354,500
C	3 Bedroom	Stucco	$369,500
B	3 Bedroom	Brick/Stucco	$374,500
PLAN 204	**Two Story**		
A	3 Bedroom	Smooth wood siding	$364,500
B	3 Bedroom	Brick	$389,500
C	3 Bedroom	Stucco	$384,500
D	3 Bedroom	Brick/Stucco	$384,500

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May 1, 1990