



*Introducing the Only New
Construction Community in
Southfield*

Lochmoor Estates



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LOCHMOOR ESTATES

SALES PRICING

As of 2/15/2018

MODEL TYPE	DETAILS	SALE PRICE
The Irvington First Floor Master Plan	1909 Sq. Ft. (Available on Lot 2 & 7 Only) 4 Bedrooms, 3 Full Baths, 1st Floor Laundry, 2 Car Garage Elevation A	\$324,900
The Williams Two Story Plan	1545 Sq. Ft. 3 Bedrooms, 2-1/2 Baths, 2nd Floor Laundry, 2 Car Garage Elevation A	\$259,900
	1697 Sq. Ft. 4 Bedroom, 2-1/2 Baths, 2nd Floor Laundry, 2 Car Garage Elevation A	\$269,900
The Hemmings Two Story Plan	2004 Sq. Ft. 3 Bedrooms, 2-1/2 Baths, 2nd Floor Laundry, 2 Car Garage Elevation A	\$319,900
	2158 Sq. Ft. With Bonus Room	\$329,900
The Cambridge Two Story Plan	2033 Sq. Ft. 3 Bedrooms & Bonus Room, 2-1/2 Baths, 2nd Floor Laundry, 2 Car Garage Elevation A	\$324,900
The Oxford Two Story Plan	2063 Sq. Ft. 4 Bedroom, 2-1/2 Baths, 1st Floor Laundry, 2 Car Garage Elevation A	\$328,900
The Tralee Two Story Plan	2095 Sq. Ft. 3 Bedrooms, 2-1/2 Baths, 2nd Floor Laundry, 2 Car Garage Elevation A	\$334,250
	2320 Sq. Ft. With Recreation/Bonus Room	\$346,750

Prices, floor plans, square footage, and specifications subject to change without notice or obligation.



INCLUDED FEATURE PACKAGE

TIMELESS EXTERIORS

- ❖ Timeless exteriors with **brick on first floor** and **Ovation** vinyl siding
- ❖ Dual glazed thermal insulated vinyl windows
- ❖ **Therma-Tru** Insulated steel entry doors
- ❖ Seamless gutters and downspouts
- ❖ **CertainTeed** dimensional fiberglass 25-year roof shingles
- ❖ Concrete driveways and walk to front porch
- ❖ Two car attached garages
- ❖ Raised panel sectional steel garage door
- ❖ One frost-free exterior faucet
- ❖ One weatherproof G.F.I. electrical outlet
- ❖ Top soil and seed on lawns
- ❖ Full basement

EXCEPTIONAL ENERGY FEATURES

- ❖ **80+ efficiency furnace**
- ❖ **Humidifier**
- ❖ **Programmable thermostat**
- ❖ R-13 sidewall insulation
- ❖ R-38 ceiling insulation
- ❖ **40-Gallon gas hot water heater**
- ❖ Copper plumbing
- ❖ **Central air conditioning – Energy star rated**
- ❖ **150 Amp electrical service**
- ❖ **Tyvek** house wrap

COMMUNITY HIGHLIGHTS

- ❖ Beautiful residential community amidst the hustle and bustle of the city
- ❖ Minutes from downtown, cultural events, shopping and fine dining
- ❖ Underground utilities
- ❖ City water and sewers
- ❖ Community park

ELEGANT INTERIORS

- ❖ Choice of exciting three, four and five bedroom floor plans
- ❖ Choice of Ceramic or Wood flooring in the foyer
- ❖ Quality **Shaw** stain resistant carpeting
- ❖ Pre-selected lighting fixtures throughout
- ❖ Armstrong vinyl flooring in Kitchen and Nook
- ❖ **Sherwin Williams paint**
- ❖ Brass lever door hardware for interior doors
- ❖ Wood shelving in all closets
- ❖ **AllWood cabinets**
- ❖ Vinyl coated **Formica** countertops
- ❖ Stainless steel double sink with
- ❖ **InSinkErator** 1/3 hp garbage disposal
- ❖ **Delta single handle kitchen faucet with pull out sprayer**
- ❖ **Whirlpool dishwasher & range hood**

LUXURIOUS BATHS

- ❖ **Ceramic** floors in all baths
- ❖ Vanity with 42" plate glass mirror in master bath and 36" glass mirror in main bath
- ❖ Tempered glass shower enclosure in master bath (per plan)
- ❖ **Delta** Single lever faucet
- ❖ **Mansfield** toilets

Updated 030118



All specifications are subject to change at any time without notice or obligation.

**For More Information Contact
Todd Craft 248-661-8800 X701**



LOCHMOOR HOME SITE AVAILABILITY

LOT	ADDRESS	HOME SITE DISCRIPTION	SITE PREMIUM
1	24728 Pembroke	Home site with year yard fence	INCLUDED
2	24726 Pembroke	Home site with rear yard fence	SOLD
3	24722 Pembroke	Wooded Home site*	\$12,500
4	24718 Pembroke	Wooded Home site*	\$12,500
5	24714 Pembroke	Wooded Home site*	RESERVE] \$10,000
6	24712 Pembroke	Extra Wide Wooded Home site*	SOLD
7	24690 Pembroke	Deep Wooded Home site With Streams on Both Sides*	\$45,000
8	24709 Pembroke	Home site with Ravine Frontage	SOLD
9	24707 Pembroke	Home site with Ravine View	SOLD
10	24703 Pembroke	interior Wooded Home site with Ravine View	SOLD
11	24697 Pembroke	interior Wooded Home site with Ravine View	\$10,000
12	24693 Pembroke	interior Wooded Home site with Ravine View	SOLD
13	24634 Pembroke	Interior Wooded Home site with backing up to the Community Park	SOLD
14	24638 Pembroke	Interior Wooded Home site with backing up to the Community Park	\$6,000
15	24648 Pembroke	Interior Wooded Home site with backing up to the Community Park	SOLD
16	24652 Pembroke	Interior Wooded Home site with backing up to the Community Park	SOLD
17	24656 Pembroke	Interior Wooded Home site with backing up to the Community Park	SOLD
18	24658 Pembroke	Interior Wooded Home site with backing up to the Community Park	SOLD
19	24633 Pembroke	Home site Backing to a Wooded Ravine	SOLD
20	24637 Pembroke	Home site Backing to a Wooded Ravine	SOLD
21	24639 Pembroke	Wooded Home site*	SOLD
22	24641 Pembroke	Wooded Home site*	SOLD
23	24647 Pembroke	Wooded Home site*	SOLD
24	24653 Pembroke	Wooded Home site*	SOLD
25	24659 Pembroke	Wooded Home site*	SOLD
26	24667 Pembroke	Wooded Home site*	SOLD
27	24669 Pembroke	Wooded Home site*	SOLD
28	24671 Pembroke	Wooded Home site*	SOLD
29	24673 Pembroke	Deep Wooded Corner Home site*	SOLD
30	24677 Pembroke	Deep Wooded Corner Home site*	SOLD
31	24679 Pembroke	Deep Wooded Corner Home site*	\$30,000
32	24681 Pembroke	Deep Wooded Corner Home site*	\$30,000
33	24683 Pembroke	Deep Wooded Corner Home site*	\$35,000
34	24689 Pembroke	Large Deep Wooded Corner Home site*	\$35,000

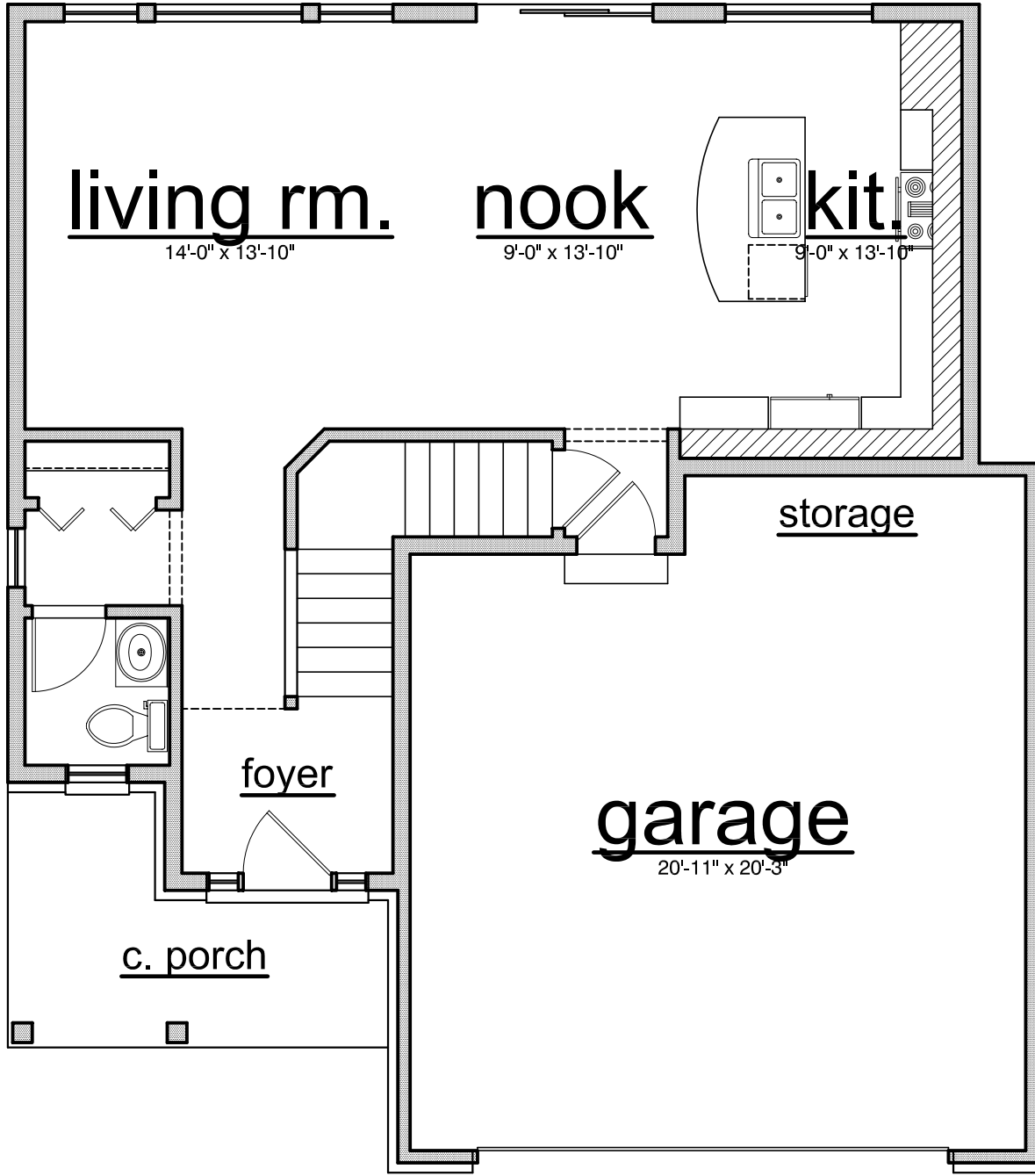
*Denotes potential 2-1/2 or 3 car garage and /or daylight or walkout basement

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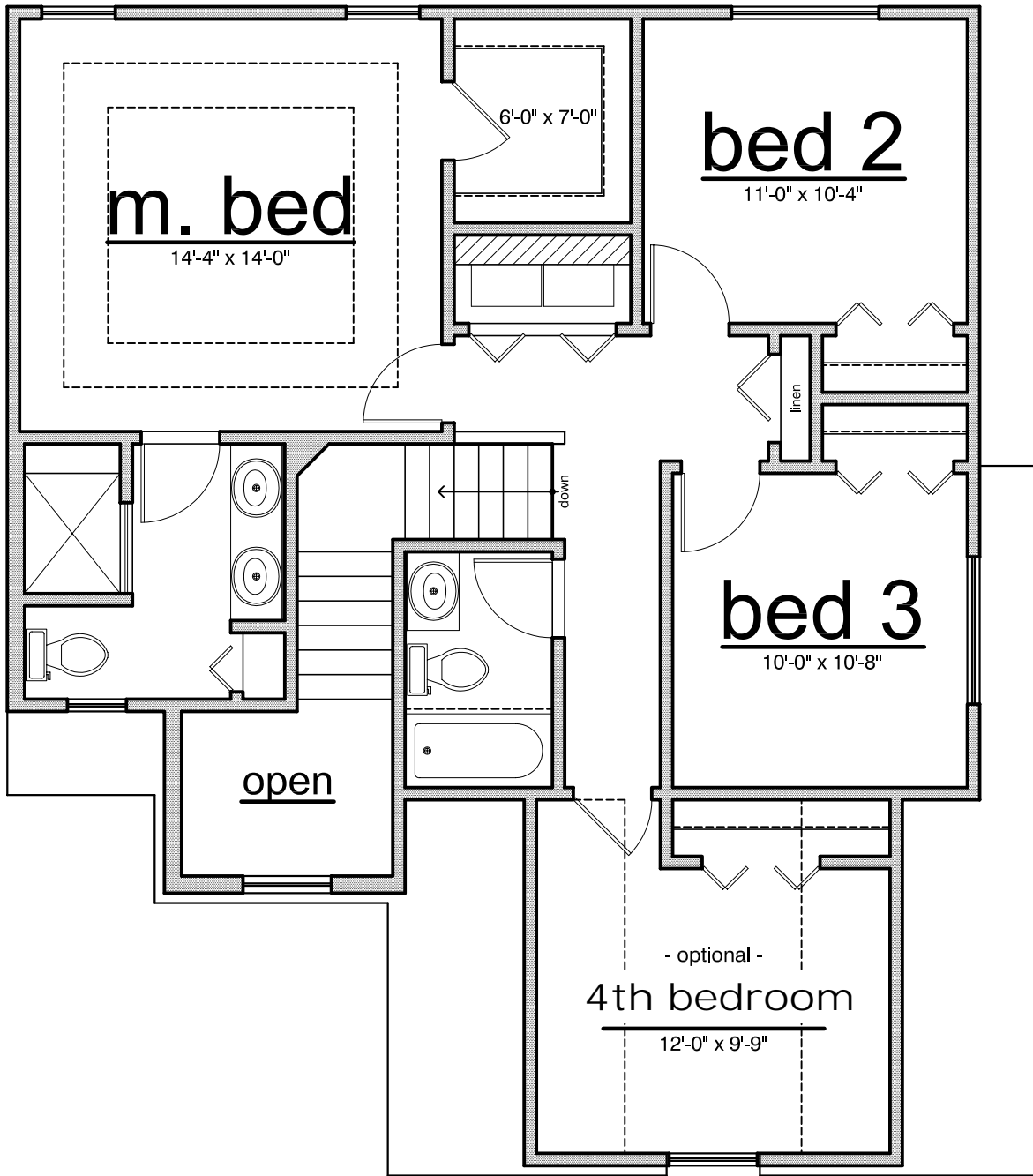


THE WILLIAMS

UPGRADED ELEVATION B SHOWN - BASE PRICE INCLUDES ELEVATION A



First Floor



Second Floor

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Welcome to Lochmoor
Southfield's most
dynamic new single
family home community
Beautiful brick and
limestone community
entrance

Distinctive brick and
Vinyl exteriors
Luxury Owner's Suites
with walk in closet
Community walking
path, nature trail,
mature trees and nature
park

Enjoy the beautiful
natural surroundings,
superb location and
Southfield School
District that only

Lochmoor can offer
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THE IRVINGTON
1909 Square Feet

Renderings and Floor Plans as shown contain upgrades that are not standard. Please consult the standard features specification.

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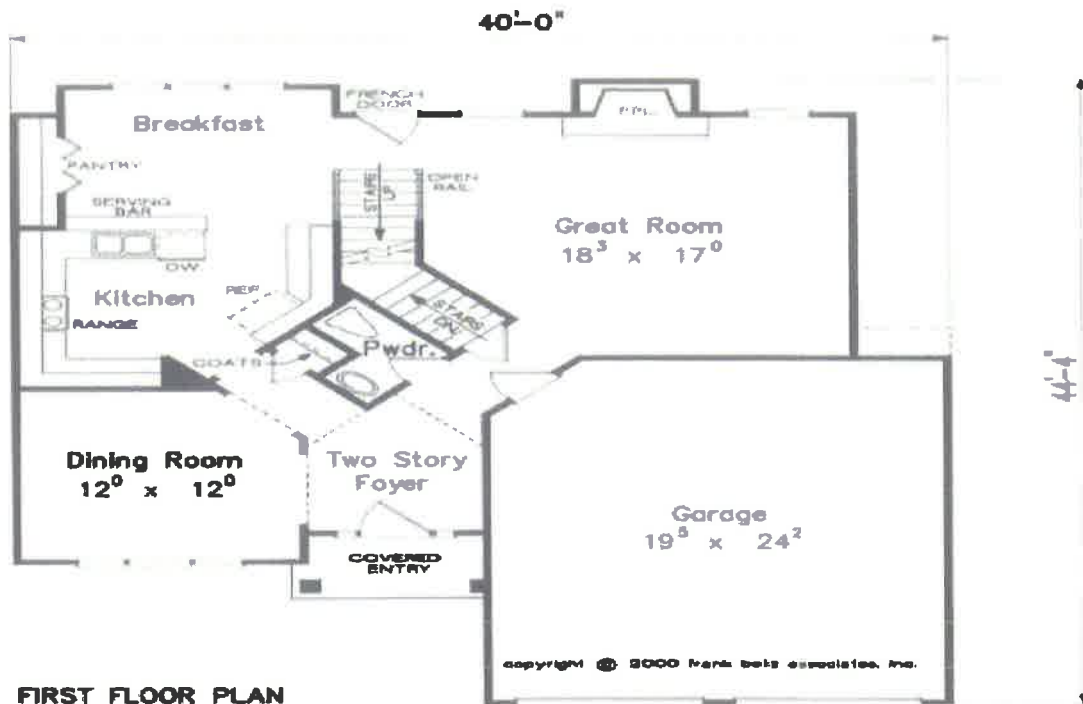
THE HEMMINGS
2004 Square Feet

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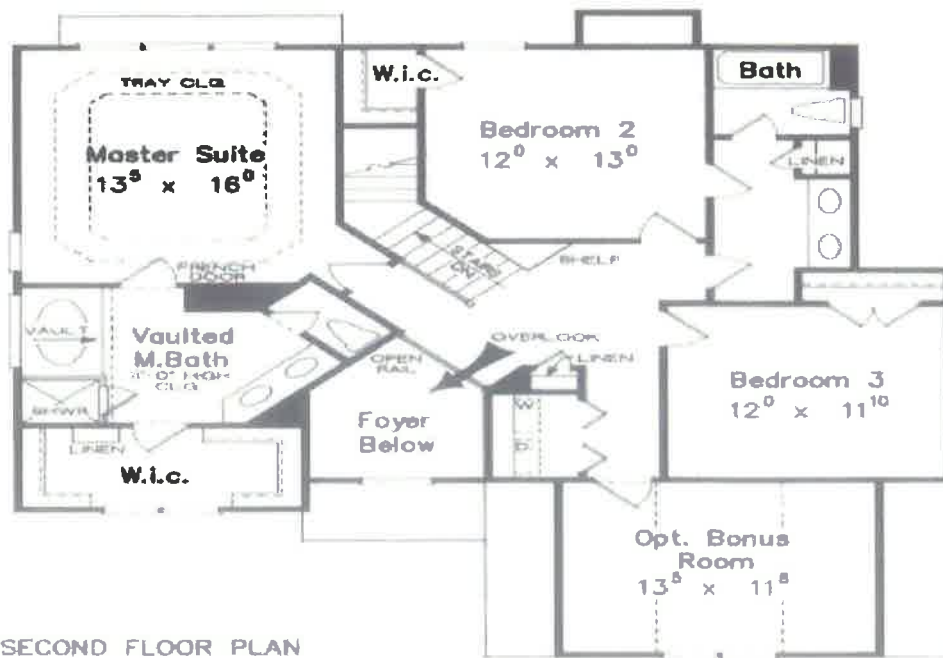
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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THE CAMBRIDGE
2033 Square Feet

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TERRACE AREA



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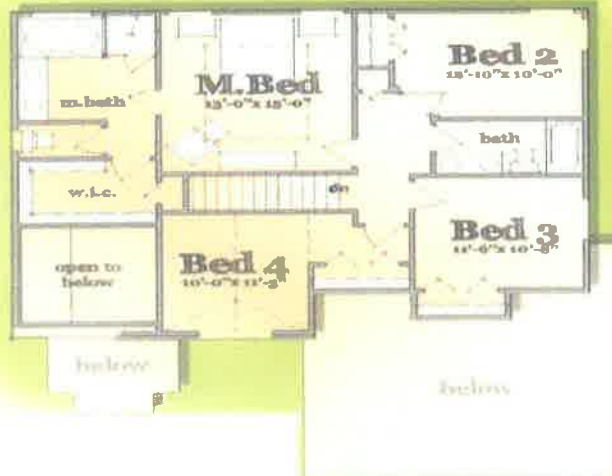
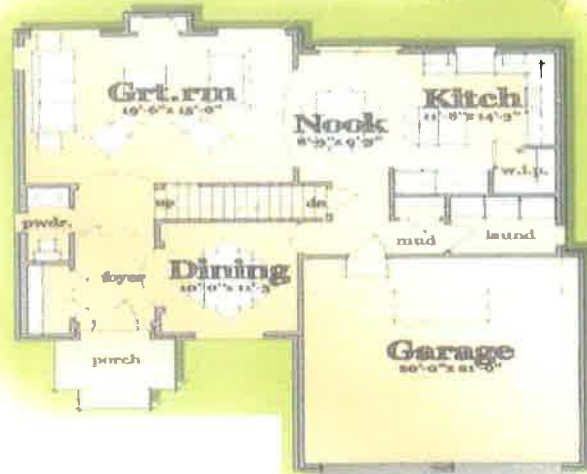
THE Oxford
2063 Square Feet

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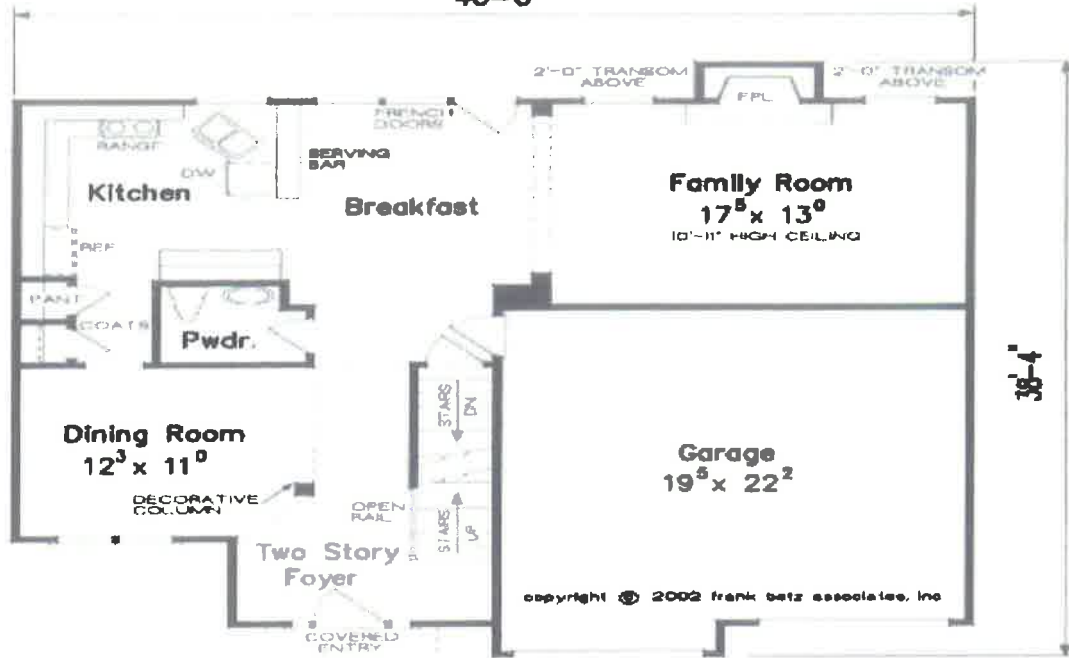
THE TRALEE
2095 Square Feet

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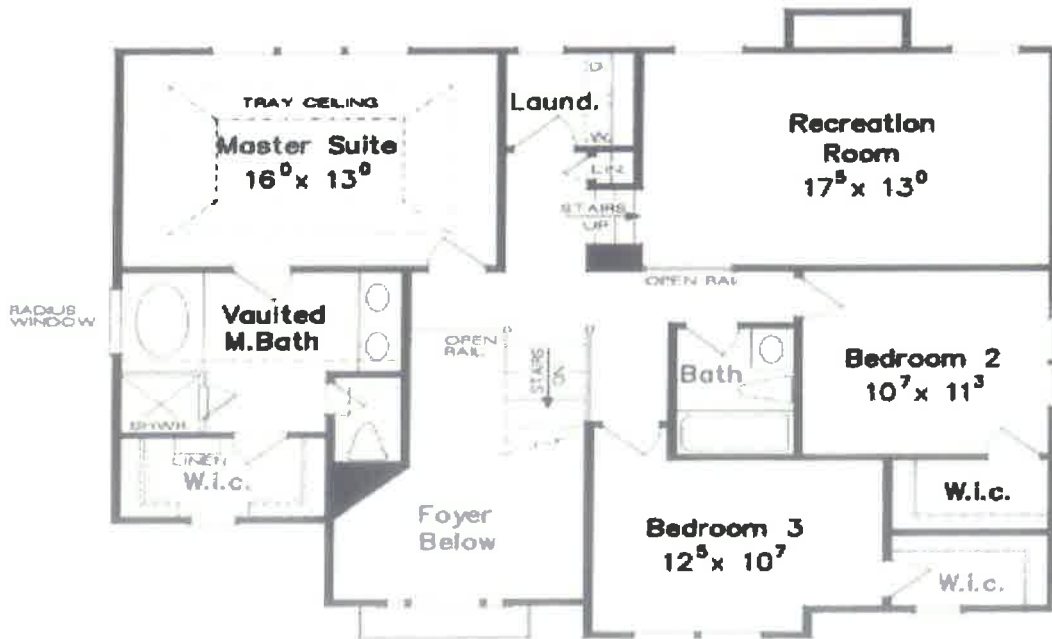
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40'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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