
NORTHERN LIGHTS
— SHEBOYGAN, WI —



Fox Glove Farmhouse

Lot 5 • 2615 N. 7th Street • Sheboygan, WI 53081

3 Bedroom • 2 Bath • 2.5 Car Attached Garage • 1,560 sq. ft.

Exterior Selections | FOXGLOVE FARMHOUSE

Thoughtfully selected materials designed for warmth, durability, and everyday living.



SIDING

Norandex Board & Batten
White

and

Norandex Cedar Knolls
Double 4"
White

TRIM

LP Smart Trim
White

ROOF

Drexel CertainTeed
Landmark Shingles
Heather Blend

COMPOSITE STONE

Evolve Stone Georgetown Run
Dune Point

HEADER AND POST TRIM

LP SmartSide Cedar Woodgrain
Walnut

LIGHTING

Outdoor Lantern Canarm
Orillia Collection
Matte Black

FRONT DOOR
36"x 80" Four Light
Oxford White



FRONT DOOR HARDWARE
Schlage Front Door Handleset
Matte Black



SLIDING DOOR
Ply Gem 1500 Series Patio Door
White



GARAGE DOOR
Nucor Timeless Collection
White

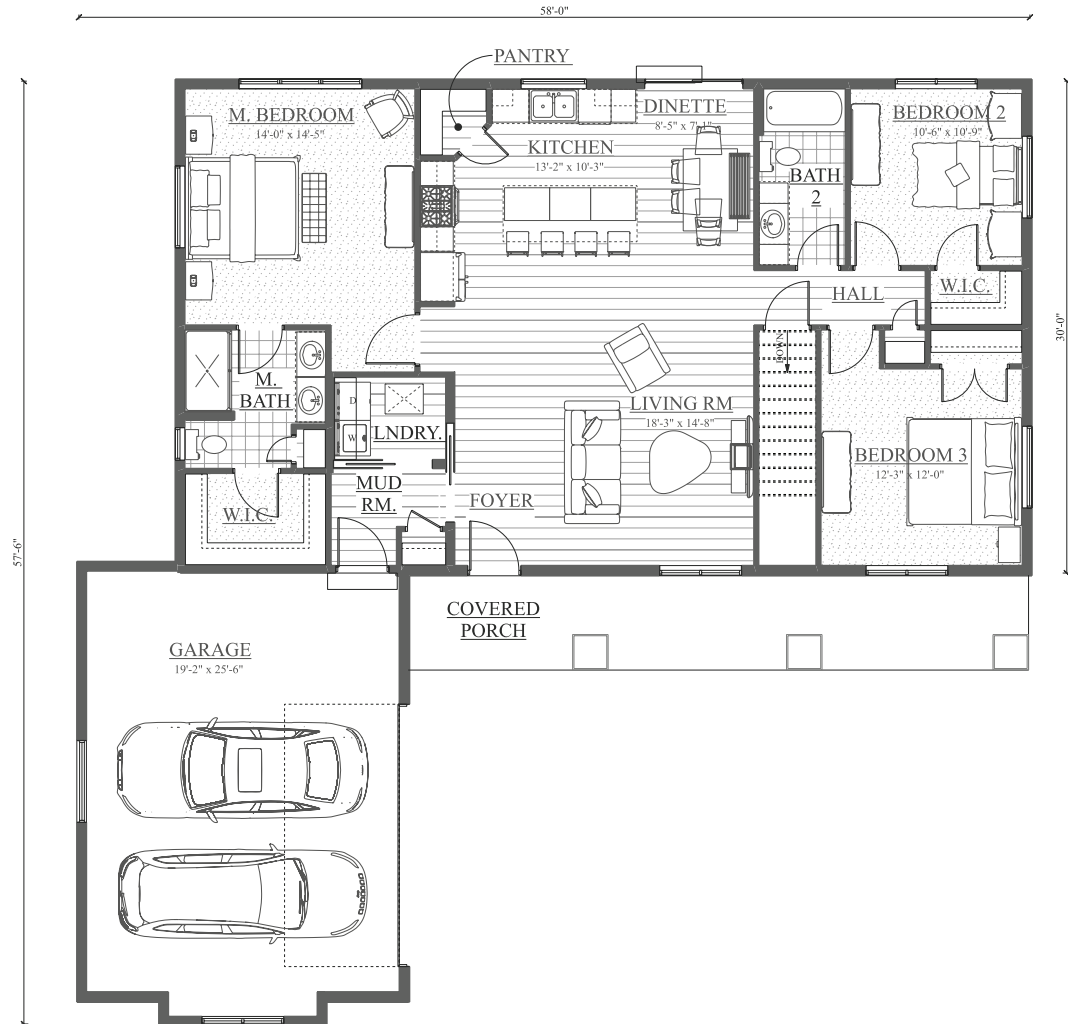


WINDOWS SINGLE HUNG
Ply Gem 1500 Vinyl Collection
White



Inspired Comfort, Designed For You

Located in the Highland Terrace neighborhood of Sheboygan, each residence of this 21-home community is uniquely crafted with exceptional attention to detail. The offering of distinctive architecture and premium finishes builds on the vision of upscale living. Each home offers expertly designed spaces that elevate your lifestyle, foster a sense of belonging, and create a truly unparalleled living experience.



3 Bedrooms



2 Bathrooms



2.5 Car Garage



1,560 sq. ft.

Standard Inclusions

Thoughtfully selected features included in every Northern Lights home.

Site

- Single family ranch homes
- Located on the north side of Sheboygan, WI
- 3 blocks from Lake Michigan

Exterior

- Vinyl siding (.42 gauge)
- Evolve composite stone (per plan)
- CertainTeed Landmark asphalt dimensional shingles
- Seamless white aluminum gutters and soffit
- White vinyl single hung windows and sliding glass door with Low-E/argon glass
- Community mailbox
- Concrete front door stoop
- City concrete sidewalks
- Private asphalt driveway
- Private 2.5 or 3.5-car attached garage with insulated garage door
- Electric garage door openers
- Insulated fiberglass front door
- Landscaped yard (per plan)
- Frost-free hose bibs (2)
- Exterior outlets (per plan)
- Exterior light fixtures (per plan)
- Exterior garage lights (per plan)
- Exterior wall mounted light by sliding glass door

Structural

- 8' standard poured concrete foundations (unless slab on grade)
- 9' main floor ceilings with cathedral ceilings in living room
- Tray ceiling in main bedroom
- 2" x 6" exterior walls
- Energy efficient insulation package (R19 in walls and R50 in ceilings in living space)

- Tyvek house wrap
- TJI silent floor system

Mechanicals

- Coleman 96% efficient, 80,000 BTU, single stage, natural gas furnace
- Coleman 2 ton capacity, single stage, air conditioner
- Honeywell programmable thermostat
- Bradford power vented hot water heater (40 gallon)
- Sump pump
- Ejector pump system

Interior

- MDF white hardboard 2-panel doors
- Schlage Solstice satin nickel door levers
- 3-1/4" white base trim & 2-1/2" white casing
- Builder's white paint on walls and ceilings
- High quality LVP/LVT flooring with carpet in bedrooms
- White melamine shelf & pole for bedroom closets, coat closet and laundry closet (Rosewood only) and white melamine shelves for pantry and linen closets
- Kohler Highline comfort height, elongated, 2-piece water toilets
- Quartz countertops (Level 1) with 4" quartz backsplash in kitchen
- Molded marble vanity tops with integral square sinks in bathrooms (solid white)
- Shaker style cabinets and flat panel drawers with soft close and crown molding
- Kohler Sterling McAllister stainless steel undermount 50/50 sink in kitchen
- Kohler Simplice vibrant stainless pull-down kitchen single mount faucet with three-function sprayhead
- Salo shower-over-tub fiberglass module

in second bathroom

- Salo shower fiberglass module with sliding glass door in main bathroom
- Kohler Buckley Vibrant Brushed Nickel single-handle bathroom sink faucet in bathrooms
- Half bath with pedestal sink (Rosewood only)
- Kohler Buckley Vibrant Brushed Nickel single-handle control showerhead and trim kit in main bathroom
- Kohler Buckley Vibrant Brushed Nickel bath spout, showerhead and trim kit in second bathroom
- 1/2 HP Badger 5 Garbage Disposal
- Brushed nickel bathroom accessories
- Framed mirrors over each bathroom sink
- Gas hookup for range & dryer (appliances not included)
- Frigidaire 1.7cf over-the-range stainless steel microwave
- Frigidaire 24" stainless steel front control built-in dishwasher
- Standard lighting package includes: 2-3 pendant lights over kitchen island (per plan), vanity lights in bathrooms, dining room light (Rosewood only), 6" recessed lights with LED enclosed white baffle trim (per plan), flush mount ceiling light in bedrooms (electric box rated for future ceiling fan)
- Vent fan with light in each bathroom
- Smoke and CO detectors per code
- Doorbell chime with button by front door
- 200 amp electric service

Warranty

- One year Builder's warranty
- Manufacturer warranties (per manufacturer)

Interior Finishes | CABINETS, COUNTERTOPS, FLOORING

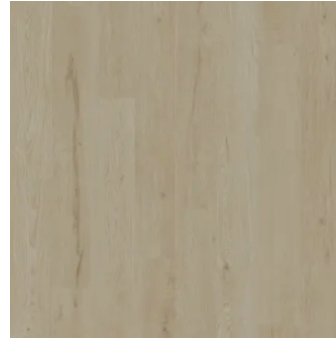
Thoughtfully selected materials designed for warmth, durability, and everyday living.



CABINETS
Shaker Style
Smoke



COUNTERTOP
Quartz
Carrara Miksa



FLOORING
American Standard
Luxury Vinyl Plank
Alys



FLOORING
Apex
Luxury Vinyl Tile
Opal



FLOORING
Dream Weaver Luxor Carpet
Dove

Interior Selections | MATTE BLACK UPGRADE PACKAGE

Thoughtfully selected materials designed for warmth, durability, and everyday living.



MAIN BATH - SHOWER DOOR
Elate Shower Sliding Door
Matte Black



KITCHEN FAUCET
Kohler Flexible Spray Head
Matte Black



BATH FAUCET
Kohler Buckley Single Handle
Matte Black



MAIN BATH - SHOWER FIXTURES
Kohler Buckley Shower Fixture
Matte Black



SECOND BATH - TUB/SHOWER FIXTURES
Kohler Buckley Tub and Shower Fixture
Matte Black



SECOND BATH - SHOWER CURTAIN ROD
Matte Black



BATH ACCESSORIES
5-Piece Towel and 24" Bar Set
Matte Black



CABINET HARDWARE
Amerdeco 5" Pulls (Doors) & 2" Pulls (Drawers)
Matte Black



DOOR HANDLES
Schlage J-Series
Matte Black



LIGHTING
Miles Collection Pendant
Midnight Black



MAIN BATH - LIGHTING (TWO)
Progress Lighting Tanner 2 Vanity Light
Matte Black



SECOND BATH - LIGHTING
Progress Lighting Tanner 3 Vanity Light
Matte Black



LIGHTING
Hepside Flush Mount Ceiling Light
Matte Black

Interior Selections | APPLIANCES, GENERAL FINISHES, MECHANICALS AND OPTIONS

Kitchen Appliances



DISHWASHER
Frigidaire 24"
Dishwasher
Stainless Steel



MICROWAVE
Frigidaire 30"
Over-The-Range Microwave
Stainless Steel



GARBAGE DISPOSAL
InSinkErator Badger
1/2 HP
Black

General Finishes



DOORS
Carrara Raised Panels
White



MILLWORK
Base, Casing, Shoe
White



ELECTRICAL PLATES
White

Mechanicals



THERMOSTAT
FocusPRO®
P200 Honeywell
Programmable
Thermostat



FURNACE
Coleman Z9ES
96% AFUE
Single-Stage
Furnace



**AIR CONDITION-
ING**
Coleman XC3 13.4
SEER2
Single-Stage Air
Conditioner



WATER HEATER
Bradford White 40
Gallon
Gas Water Heater

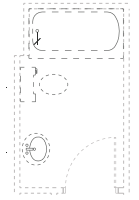
Future Finished Lower Level Options



**BASEMENT EGRESS
WINDOW**
Ply Gem 1500 Series
Sliding Window
White



**BASEMENT EGRESS
WINDOW WELL**
Rockwell Window
Well
Grey



**ROUGH-IN FOR
FUTURE BATH**

Ceiling Fan Option



BEDROOM AND LIVING ROOM FAN
Craftmade 4 Blade 54" with
Remote Control
Matte Black or White

Kitchen Sink Option



KITCHEN SINK
Kohler Sterling Valton 32" Undermount
Single Bowl
Stainless Steel

Interior Selections | FRIGIDAIRE APPLIANCE UPGRADE OPTIONS

Carefully selected appliances that balance performance & efficiency.



RANGE [OPTION]
Frigidaire 30" 5-Burner
Gas Slide-In Convection
Range
Stainless Steel



RANGE [OPTION]
Frigidaire 30" 5-Burner
Electric Freestanding
Range
Stainless Steel



REFRIGERATOR [OPTION]
Frigidaire Standard Depth
Side by Side Refrigerator
Stainless Steel



REFRIGERATOR [OPTION]
Frigidaire Standard Depth
French Door Refrigerator
Stainless Steel



WASHER [OPTION]
Frigidaire Top Load
Washer
White



ELECTRIC DRYER [OPTION]
Frigidaire Front Load
Electric Dryer
White



GAS DRYER [OPTION]
Frigidaire Front Load
Gas Dryer
White



ELECTRIC COMBO [OPTION]
Frigidaire Electric
Washer/Dryer Combo
White



GAS COMBO [OPTION]
Frigidaire Gas
Washer/Dryer Combo
White