NORTHERN LIGHTS

SHEBOYGAN, WI









EQUAL HOUSING OPPORTUNITY

REALTOR®

WinterPark BUILDERS

Rosewood



Traditional



Craftsman I



Craftsman II



Craftsman III



Modern



Farmhouse

NORTHERN LIGHTS

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EQUAL HOUSING OPPORTUNITY

Rosewood | 3 BEDROOM • 2.5 BATH • 2.5 (OPTIONAL 3.5) CAR ATTACHED GARAGE • 1,800 SQ. FT.



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EQUAL HOUSING OPPORTUNITY

Fox Glove



Traditional



Craftsman



Modern



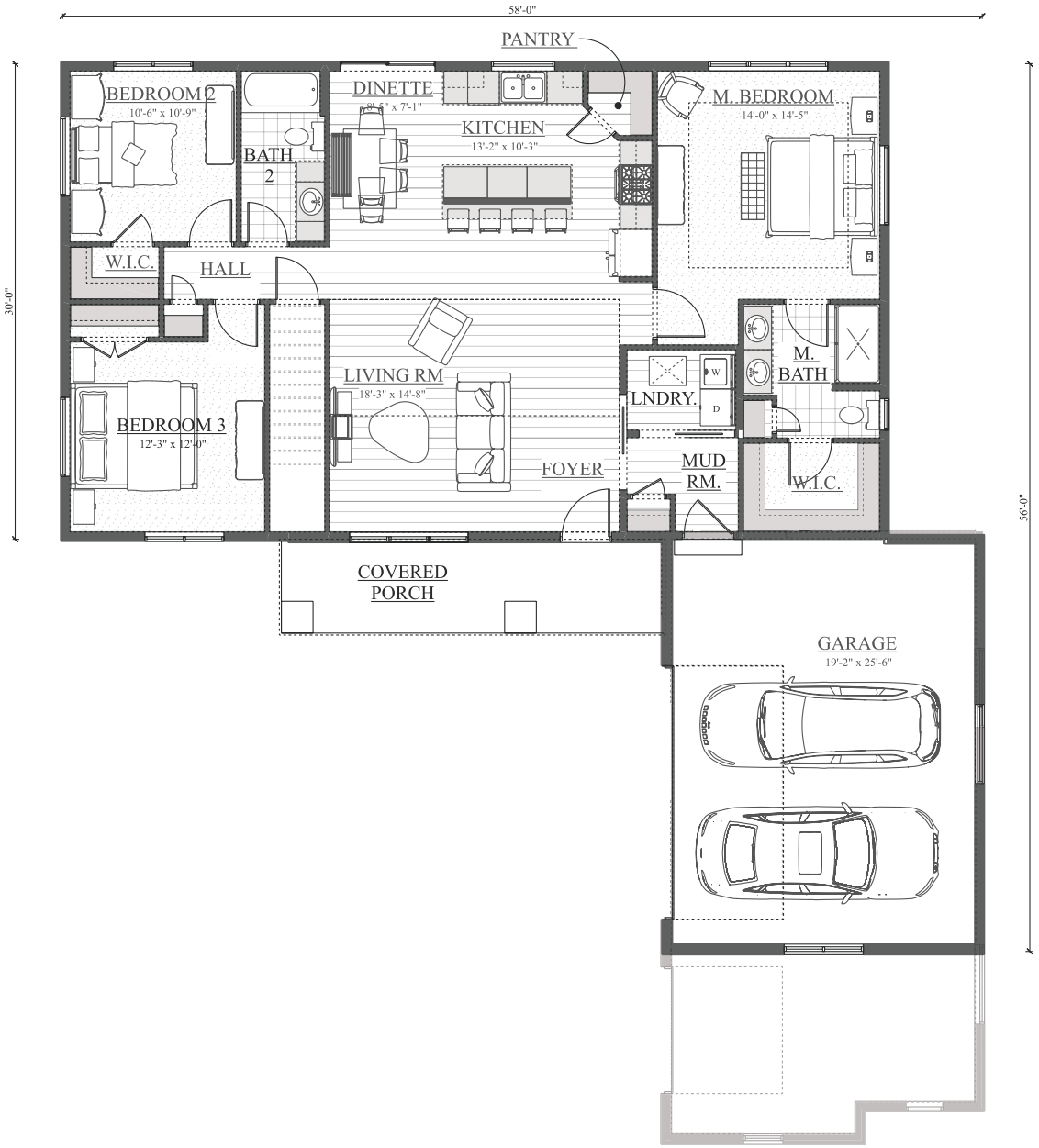
Farmhouse

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EQUAL HOUSING OPPORTUNITY

Fox Glove | 3 BEDROOM • 2 BATH • 2.5 (OPTIONAL 3.5) CAR ATTACHED GARAGE • 1,560 SQ. FT.



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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
- 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)

Standard inclusions are subject to change without notice. Actual features may vary.

EQUAL HOUSING OPPORTUNITY

Interior Selections | FLOORING

Variety of selected materials and colors designed for warmth, durability, and everyday living.

Luxury Vinyl Planks AMERICAN STANDARD PURE GRAIN



Seaside



Laguna

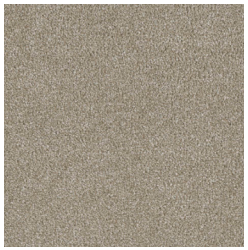


Delray

Carpet LUXOR I STANDARD



Outback



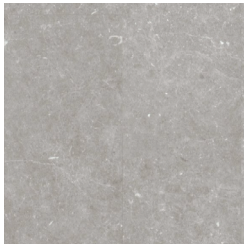
Cameo

OPTIONAL UPGRADE: LUXOR III Carpet

Luxury Vinyl Tile



Ivory



Iron



Fossil

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EQUAL HOUSING OPPORTUNITY

Interior Selections | CABINETS AND COUNTERTOPS

Variety of selected materials and colors designed for warmth, durability, and everyday living.

Cabinets



Smoke



Graphite



Cinnamon



Natural



Coffee



Mocha



Linen

Cabinet Upgrades

- 42” kitchen cabinet height (upgraded from 30”)
- Laundry cabinet with crown molding - 30” or 42”
- Laundry pantry cabinet - 24” x 84” (Must be stacked washer & dryer configuration with this option)

Countertops QUARTZ



Arva White



UPGRADE
Carrara Miksa



UPGRADE
Statuaro Alden

UPGRADE
C. Alden



UPGRADE
Calacatta Bianca

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EQUAL HOUSING OPPORTUNITY

Interior Selections | STANDARD INCLUSIONS

Beautiful and durable fixtures, hardware, and lighting to warm any home.



MAIN BATH - SHOWER
Salo One-Piece Walk-In Shower
White

SECOND BATH - TUB/SHOWER
Salo One-Piece Tub Shower
White



MAIN BATH - SHOWER DOOR
Elate Shower Sliding Door
Matte Nickel



TOILET
Kohler Highline Comfort Height Toilet
White



VANITY COUNTERTOP
Brandt Marble Celebrity Bowl
Solid White



HALF BATH - SINK
ROSEWOOD ONLY
Kohler Veer Pedestal Sink
White



KITCHEN FAUCET
Kohler Flexible Spray Head
Vibrant Stainless



BATH FAUCET
Kohler Buckley Single Handle
Brushed Nickel



MAIN BATH - SHOWER FIXTURES
Kohler Buckley Shower Fixture
Brushed Nickel



SECOND BATH - TUB/SHOWER FIXTURES
Kohler Buckley Tub and Shower Fixture
Brushed Nickel



SECOND BATH - SHOWER CURTAIN ROD
Brushed Nickel



BATH ACCESSORIES
5-Piece Towel and 24" Bar Set
Brushed Nickel



CABINET HARDWARE
Amerdeco 5" Pulls Doors
2" Pulls Drawers
Brushed Nickel



DOOR HANDLES
Schlage J-Series
Brushed Nickel



KITCHEN SINK
McAllister 32" Undermount Double-Bowl
Stainless Steel



KITCHEN LIGHTING
Miles Collection Pendant
Brushed Nickel



MAIN BATH - LIGHTING (TWO)
Progress Lighting Tanner 2 Vanity Light
Brushed Nickel



SECOND BATH -LIGHTING
Progress Lighting Tanner 3 Vanity Light
Brushed Nickel



HALF BATH - LIGHTING
ROSEWOOD ONLY
Progress Lighting Tanner 2 Vanity Light
Brushed Nickel



DINING ROOM LIGHTING
ROSEWOOD ONLY
Hudson 5 Light 23" Chandelier
Brushed Nickel



LIGHTING
Hepside Flush Mount Ceiling Light
Brushed Nickel

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Interior Selections | MATTE BLACK UPGRADE PACKAGE OPTION

Beautiful and durable fixtures, hardware, and lighting adding a unique touch to your home.



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



HALF BATH - LIGHTING
ROSEWOOD ONLY
Progress Lighting Tanner 2 Vanity Light
Matte Black



DINING ROOM LIGHTING
ROSEWOOD ONLY
Hudson 5 Light 23" Chandelier
Matte Black



LIGHTING
Hepside Flush Mount Ceiling Light
Matte Black

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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 CONDITIONING
Coleman XC3 13.4
SEER2
Single-Stage Air
Conditioner



WATER HEATER
Bradford White 40
Gallon
Gas Water Heater

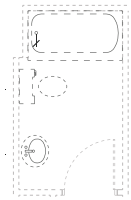
Future Finished Lower Level Options



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

Storm Door Option



STORM DOOR
Larson Lifestyle Screen
Away 356-52 Lifestyle
Screen Away Storm Door
White

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Sheboygan | POINTS OF INTEREST

Directions and Distance

Northern Lights is located in the city of Sheboygan, Wisconsin, along the beautiful western shore of Lake Michigan. The community offers convenient access to major highways including Interstate 43 and State Highway 23, making travel throughout eastern Wisconsin simple and efficient.

Residents enjoy quick access to downtown Sheboygan, area parks, shopping centers, and schools. Northern Lights is ideally positioned within an hour of Milwaukee and within easy driving distance of Green Bay, offering the perfect balance of small-town charm and regional accessibility.

Travel Times from Northern Lights

Downtown Sheboygan – 5 minutes

Kohler – 10 minutes

Elkhart Lake – 30 minutes

Plymouth – 20 minutes

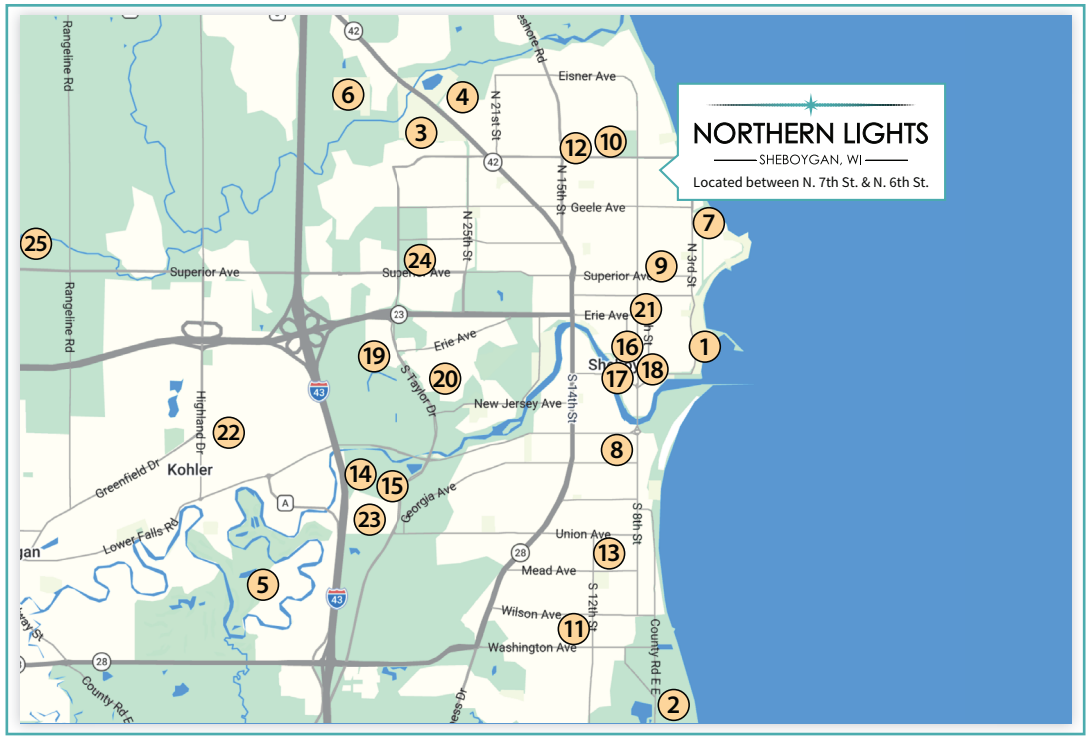
Milwaukee – 60 minutes

Green Bay – 60 minutes

Sheboygan County Memorial Airport – 15 minutes

General Mitchell International Airport – 65 minutes





Parks Recreation

1. Deland Park
2. Kohler-Andrae State Park
3. Evergreen Park
4. Quarry Beach Adventure Park
5. Blackwolf Run Golf Course
6. Maywood Environmental Park
7. Vollrath Park

Schools Libraries

8. Longfellow Elementary School
9. Grant Elementary School
10. Sheboygan North High School
11. Sheboygan South High School
12. Urban Middle School
13. Farnsworth Middle School
14. UW-Green Bay Sheboygan Campus
15. Lakeshore Technical College
16. Mead Public Library
17. Post Office
18. City Hall

Shopping

19. Memorial Mall
20. Taylor Park Shopping Center
21. Downtown Sheboygan Shops
22. Woodlake Market (Kohler)

Health Care Airport

23. Aurora Sheboygan Memorial Medical Center
24. HSHS St. Nicholas Hospital
25. Sheboygan County Memorial Airport

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