NORTHERN LIGHTS

SHEBOYGAN, WI

# Rosewood Farmhouse

Lot 7 • 2601 N. 7th Street • Sheboygan, WI 53083

3 Bedroom • 2.5 Bath • 3.5 Car Attached Garage • 1,800 sq. ft.

# Exterior Selections | ROSEWOOD FARMHOUSE

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

**SIDING**
Ply Gem Performance
Board Batten
Deep Shadow

**and**

Lap Siding Double 6”
Deep Shadow

**TRIM**
LP Smart Trim
White

**ROOF**
Drexel CertainTeed
Landmark Shingles
Cinder Black

**FRONT DOOR**
36’ X 80’ Four Light
Horizon Gray

**FRONT DOOR HARDWARE**
Schlage Front Door Handleset
Matte Black

**COMPOSITE STONE**
Evolve Stone Capital Sky
Morning Aspen

**SLIDING DOOR**
Ply Gem 1500 Series Patio Door
White

**GARAGE DOOR**
Nucor Timeless Collection
White

**HEADER AND POST TRIM**
LP SmartTrim
Deep Shadow

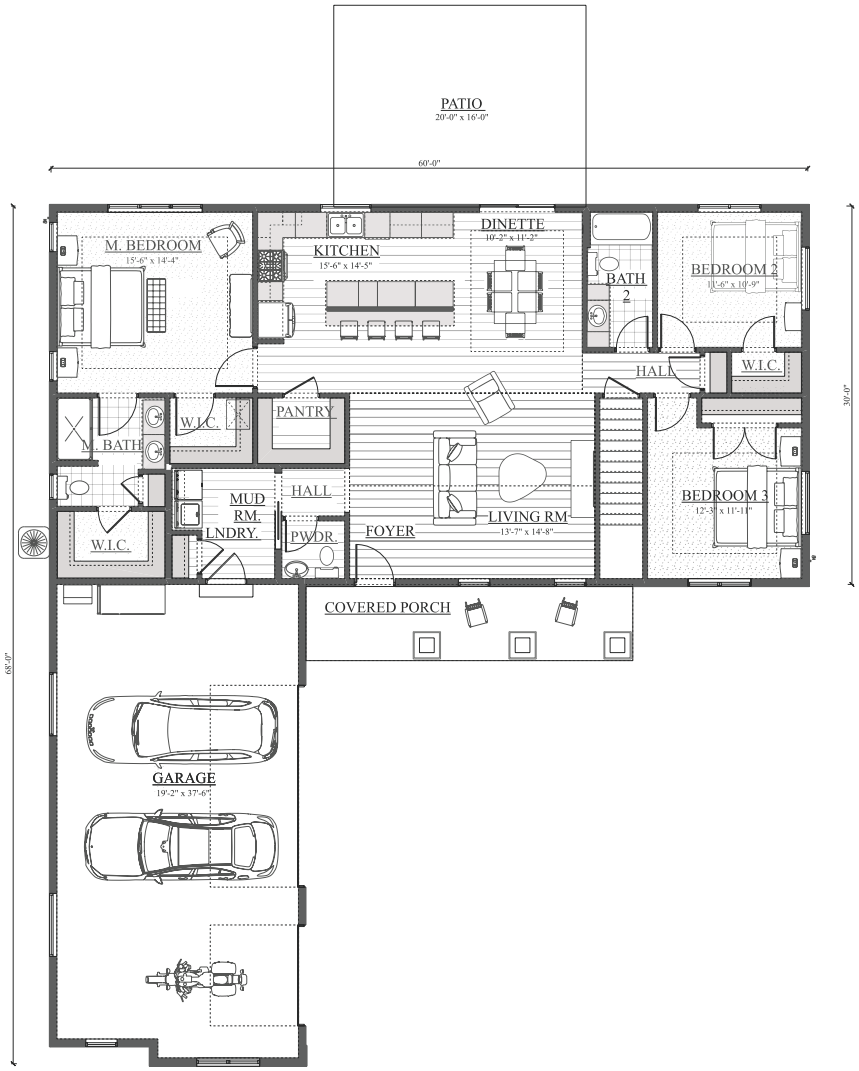
**WINDOWS SINGLE HUNG**
Ply Gem 1500 Vinyl Collection
White

**LIGHTING**
Outdoor Lantern
Canarm Orillia
Matte Black

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home; actual product may differ. All dimensions are subject to field variations. Prices and offers subject to change without notice. This is not an offering where prohibited by law. Not all images may be shown. See online or onsite Sales Consultants for details.

# 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

2.5 Bathrooms

3.5 Car Garage

1,800 sq. ft.

NORTHERN LIGHTS

**Rosewood Farmhouse**

**Lot 7 • 2601 N. 7th Street • Sheboygan, WI 53083**

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home; actual product may differ. All dimensions are subject to field variations. Prices and offers subject to change without notice. This is not an offering where prohibited by law. Not all images may be shown. See online or onsite Sales Consultants for details.

# 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.

# Interior Selections | FLOORING

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

## Luxury Vinyl Planks AMERICAN STANDARD PURE GRAIN

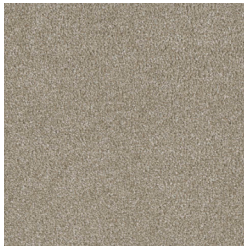
Seaside

Laguna

Delray

## Carpet LUXOR I STANDARD

Outback

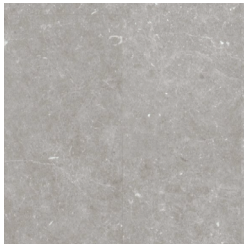


Cameo

OPTIONAL UPGRADE: LUXOR III Carpet

## Luxury Vinyl Tile

Ivory



Iron

Fossil

NORTHERN LIGHTS

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home; actual product may differ. All dimensions are subject to field variations. Prices and offers subject to change without notice. This is not an offering where prohibited by law. Not all images may be shown. See online or onsite Sales Consultants for details.

# 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

NORTHERN LIGHTS

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home; actual product may differ. All dimensions are subject to field variations. Prices and offers subject to change without notice. This is not an offering where prohibited by law. Not all images may be shown. See online or onsite Sales Consultants for details.

# 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

NORTHERN LIGHTS

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home; actual product may differ. All dimensions are subject to field variations. Prices and offers subject to change without notice. This is not an offering where prohibited by law. Not all images may be shown. See online or onsite Sales Consultants for details.

# 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

NORTHERN LIGHTS

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home; actual product may differ. All dimensions are subject to field variations. Prices and offers subject to change without notice. This is not an offering where prohibited by law. Not all images may be shown. See online or onsite Sales Consultants for details.

# 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

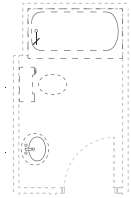
**AIR CONDITIONING**
Coleman XC3 13.4
SEER2
Single-Stage Air
Conditioner

**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

NORTHERN LIGHTS

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home; actual product may differ. All dimensions are subject to field variations. Prices and offers subject to change without notice. This is not an offering where prohibited by law. Not all images may be shown. See online or onsite Sales Consultants for details.