NORTHERN LIGHTS

SHEBOYGAN, WI

Rosewood Modern

Lot 9 • 2523 N. 7th Street • Sheboygan, WI 53083

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

Exterior Selections | ROSEWOOD MODERN

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

SIDING
Norandex Cedar Knolls Double 4”
Graphite

or

Norandex Cedar Knolls Double 4”
Mocha

TRIM
LP Smart Trim
White

ROOF
Drexel CertainTeed
Landmark Shingles
Cinder Black

COMPOSITE STONE
Evolve Stone Capital Sky
Morning Aspen

FRONT DOOR
36”x 80” 4 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

LIGHTING
10” Exterior Wall Lantern
Matte Black

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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.

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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.

Interior Selections | FLOORING

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

Luxury Vinyl Planks AMERICAN STANDARD PURE GRAIN

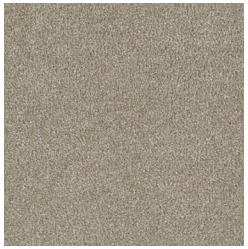
Seaside

Laguna

Delray

Carpet LUXOR I STANDARD

Outback

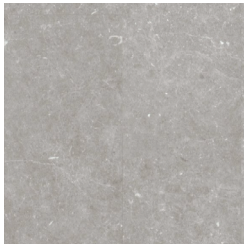


Cameo

OPTIONAL UPGRADE: LUXOR III Carpet

Luxury Vinyl Tile

Ivory



Iron

Fossil

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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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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

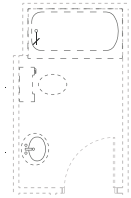
AIR CONDITIONING
Coleman XC3 13.4
SEER2
Single-Stage Air
Conditioner

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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