

Normandy Village

Features & Amenities

COMMUNITY FEATURES

- All New community featuring colonial and first floor master single-family homes
- Located just 5 minutes away from vibrant downtown Royal Oak including, shops, dining, library, city offices, farmer's market, numerous nearby parks and houses of worship
- Easy access to Woodward Avenue, quick connections to I-696 and I-75 and numerous conveniences including world-class shopping, dining, fitness centers, entertainment and more
- Highly Acclaimed Royal Oak School District

WARRANTY COVERAGE

- 1 year Builder warranty
- 2 year warranty on plumbing, electric & HVAC systems
- 10 Year structural warranty through Professional Warranty Service®

NUTS & BOLTS

- Pre-wiring for phone and cable outlets
- 150 AMP electrical service
- 50 Gallon hot water tank (per plan)
- Smoke detectors & Carbon monoxide alarms
- Pex® water supply plumbing throughout
- 13 SEER Air Conditioner
- Power humidifier
- Tongue and Groove subfloor glued and screwed

EXTERIOR FINISHES

- Charming Elevations with Therma Tru® smooth fiberglass front door, Estate Series stone (included per plan), brick to the knee wall on the front elevation and vinyl siding (included per plan)
- Tamko® 30 year dimensional asphalt roof shingles
- PlyGem® Low-E white vinyl windows with insulated glass and screens
- Two Car Detached Garages with steel panel sectional doors pre-wired for garage door opener
- Concrete driveways, entry porches and sidewalks
- Coach lighting on garage, entry and rear patio door (per plan)
- One exterior frost-free hose bib
- Seamless aluminum gutters and downspouts
- Maintenance-free exteriors with aluminum wrapped fascia and soffits
- Basement walls to receive Watchdog® waterproofing membrane with 10 year warranty
- I-joist flooring system
- Homes built to 2015 Michigan Residential Building Code





Features & Amenities

(continued)

MODERN KITCHENS

- Quality crafted 42" tall Merillat® Kitchen Cabinets
- Granite countertops with 4" backsplash in Kitchen
- GE® kitchen appliances- dishwasher, free standing range and microwave hood vented to the exterior
- Under mount stainless steel sink (choice of single bowl or 50/50 split) with 1/3 H.P. disposal
- Hardwood flooring in foyer and kitchen

ENERGY EFFICIENT

- DR Nelson & Associates energy seal process
- Tyvek® House Wrap
- High efficiency 95% gas furnace and all ductwork sealed for increased efficiency
- Energy Efficient to 2015 Energy Codes
- R-13 fiberglass insulation in exterior walls
- R-19 fiberglass insulation in the cantilever & bays
- R-38 fiberglass insulation in heated ceiling areas
- R-11 Basement blanket insulation on interior walls with egress window system
- Continuous ridge and soffit vent for maximum air flow through the attic

LUXURIOUS BATHS

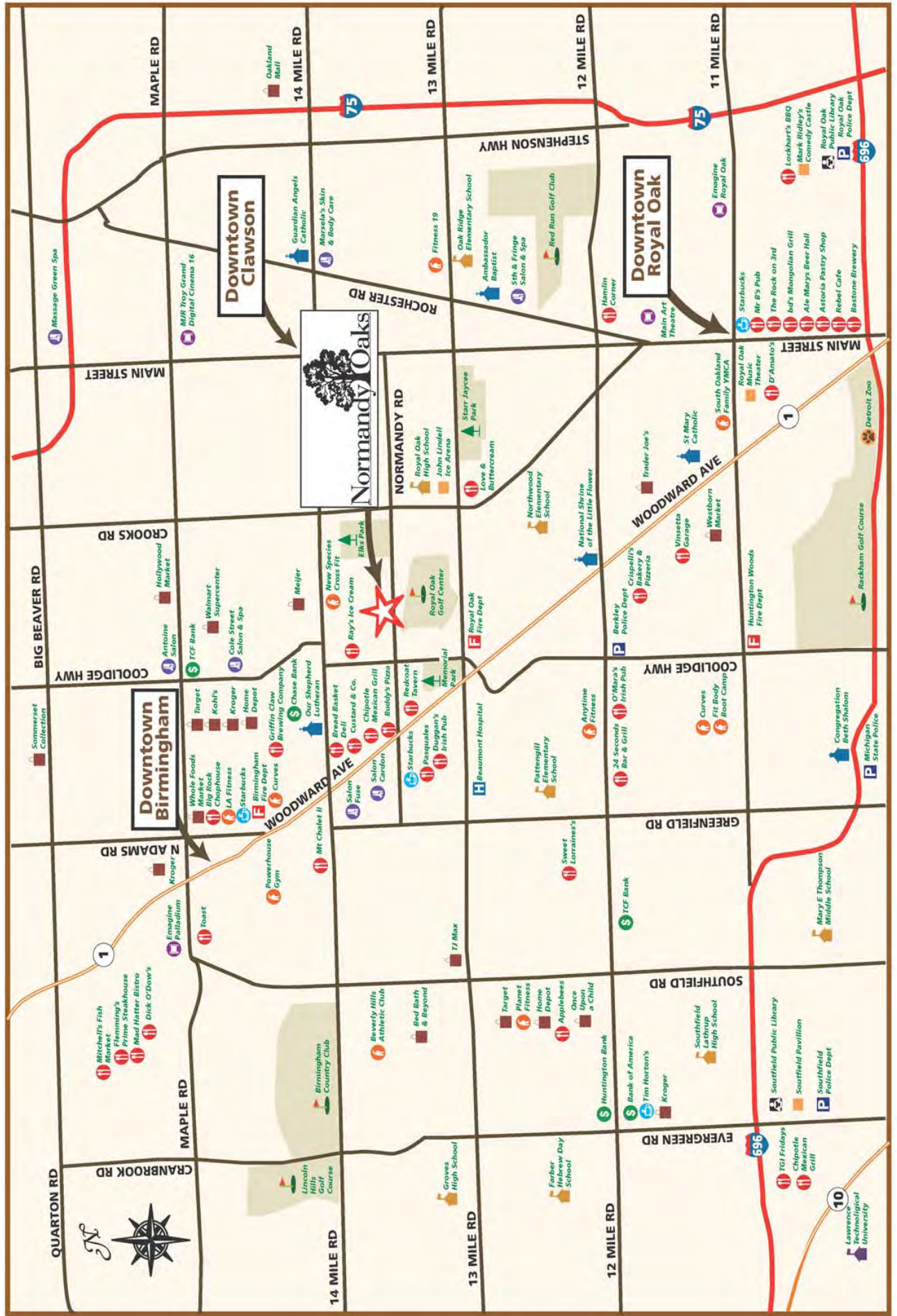
- 12" x 12" ceramic tile flooring in full bathrooms
- Wilsonart® laminate counters with 4" backsplash in full bathrooms
- 36" Vanity bath mirrors in full baths
- Moen® polished chrome faucets
- Pedestal sink and hardwood floors in powder room

SUPERIOR FINISHES

- Mohawk® stain release carpet with 5 lb pad
- Sherwin Williams® paint throughout
- Armstrong® vinyl flooring in laundry room
- Two-panel smooth finish interior doors
- Kwikset® door hardware in polished chrome
- White wire-style shelving and racks in closets
- Designer lighting package in satin nickel finish

DESIGN STUDIO

- One-on-one appointment(s) with the professional team at Robertson Homes' state-of-the-art design studio guide your personal finishes



Downtown Clawson

Downtown Royal Oak

Downtown Birmingham

Normandy Oaks



1

75

75

696

696

10

75

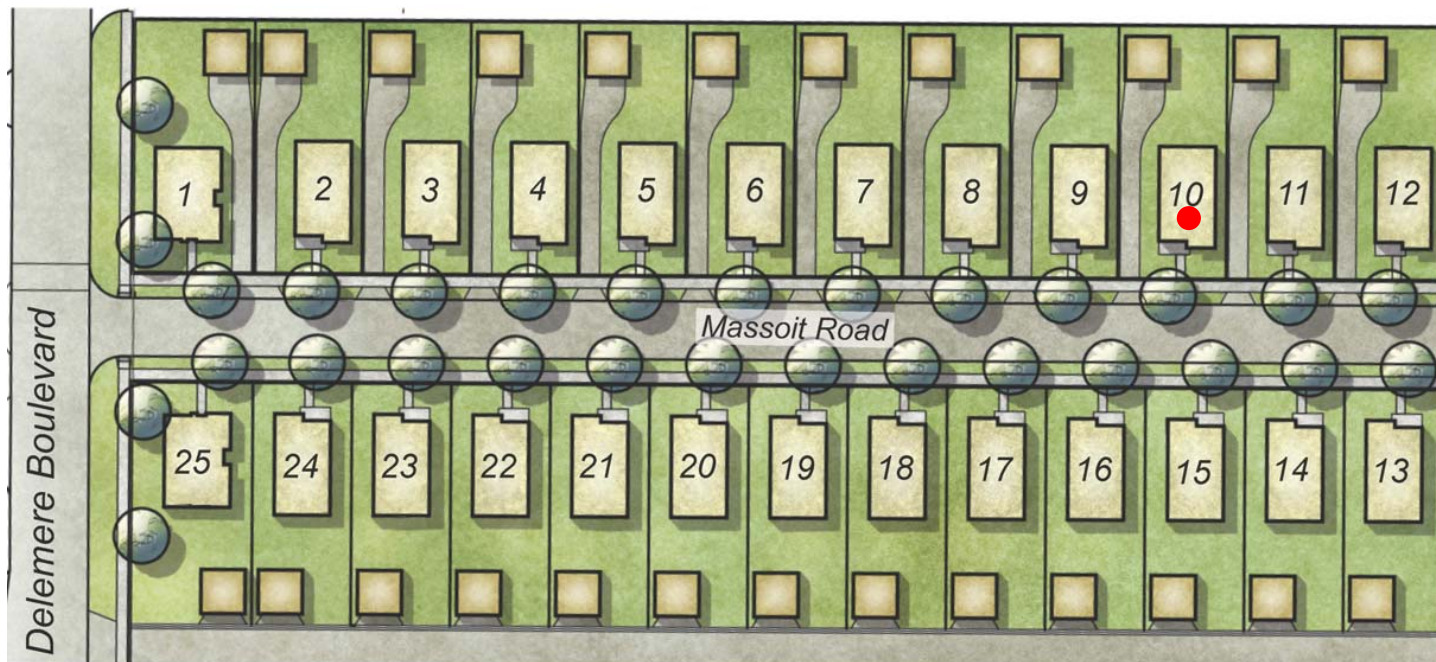
75

696

10

Normandy Village

Community Plan



Sold Home Site ●



All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



70 Years

The Princeton

Elevations

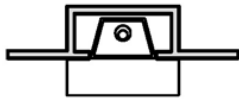


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The Princeton

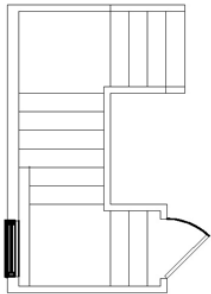
2,097 sqft



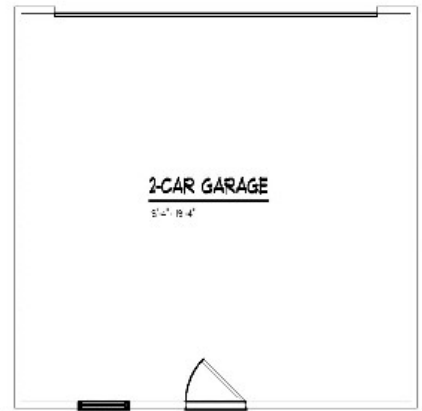
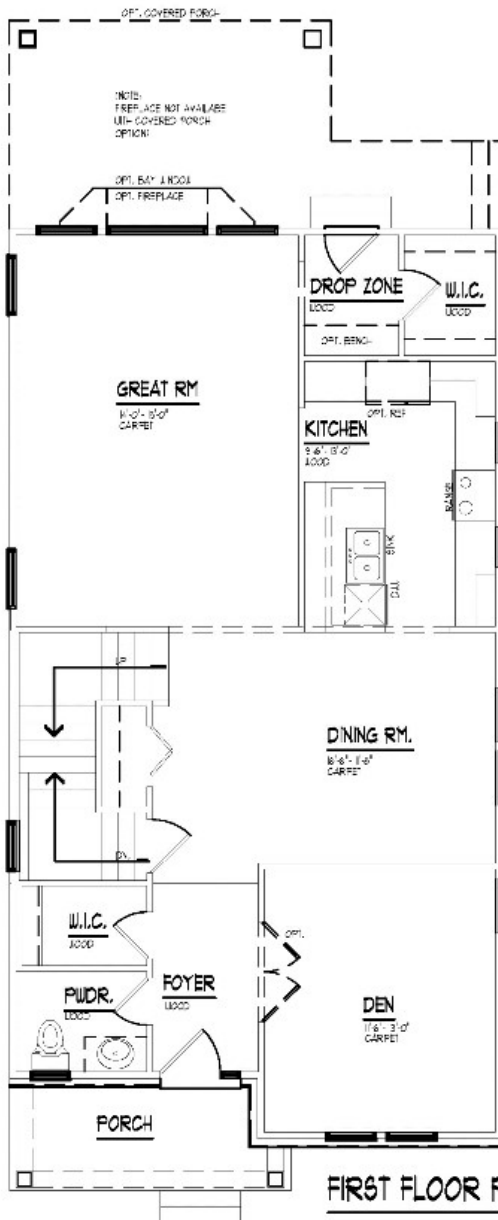
OPT. FIREPLACE



OPT. BAY WINDOW



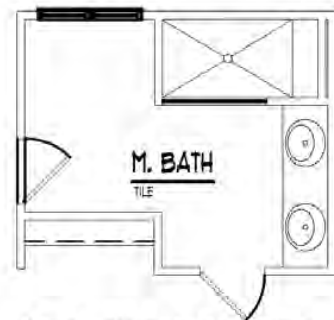
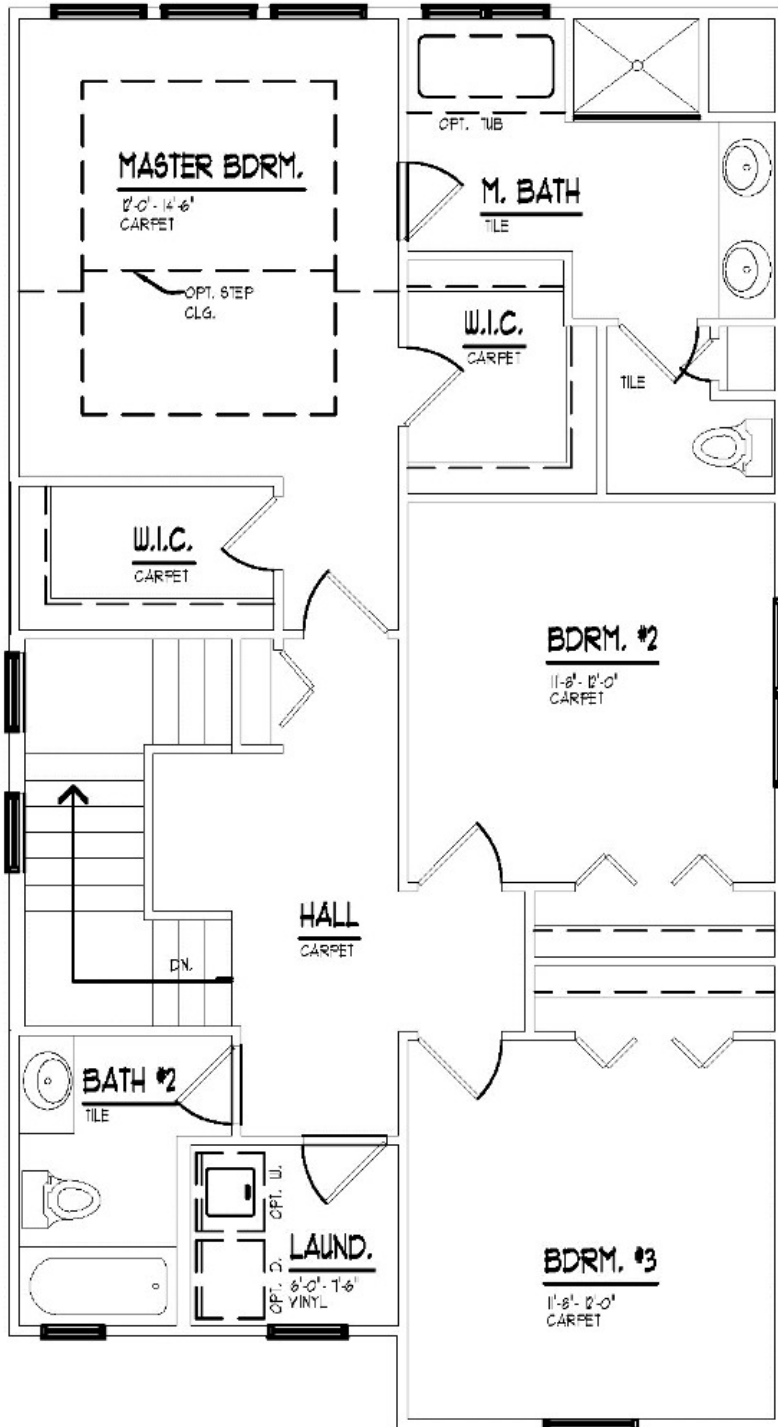
OPT. COAT CLOSET
 REMOVED @ STAIRS



ALLEY LOAD DETACHED
 GARAGE OPTION

The Princeton

Second Floor



OPT. TILED SHOWER
WITH SEAT



OPT. LAUNDRY TUB



70 Years

The Addington Elevations

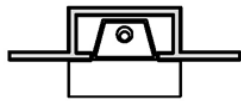


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The Addington

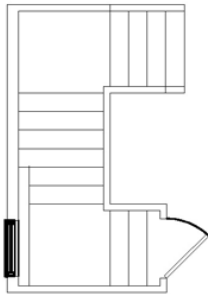
2,580 sqft



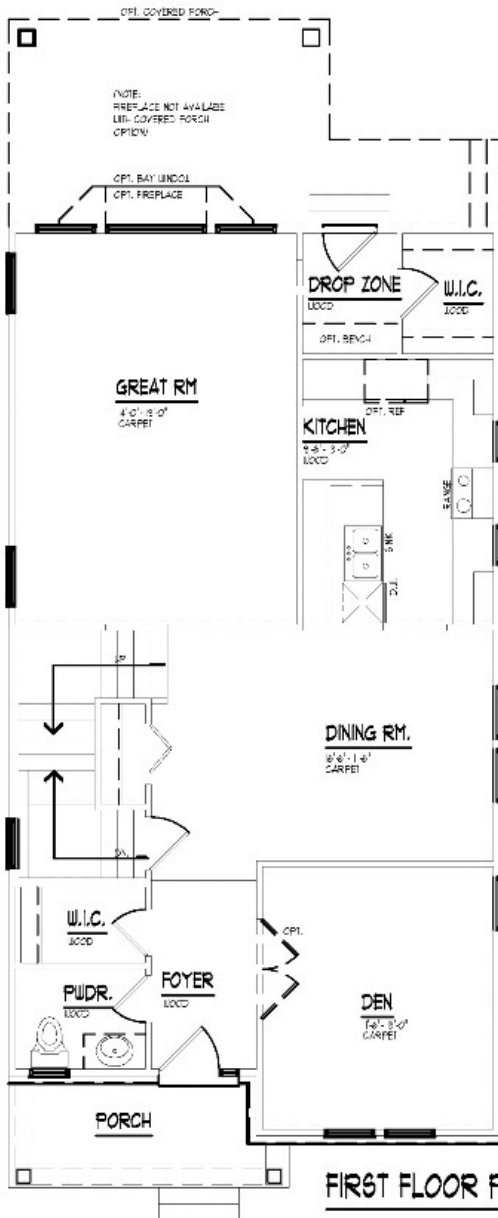
OPT. FIREPLACE



OPT. BAY WINDOW



OPT. COAT CLOSET
 REMOVED & STAIRS



FIRST FLOOR PLAN

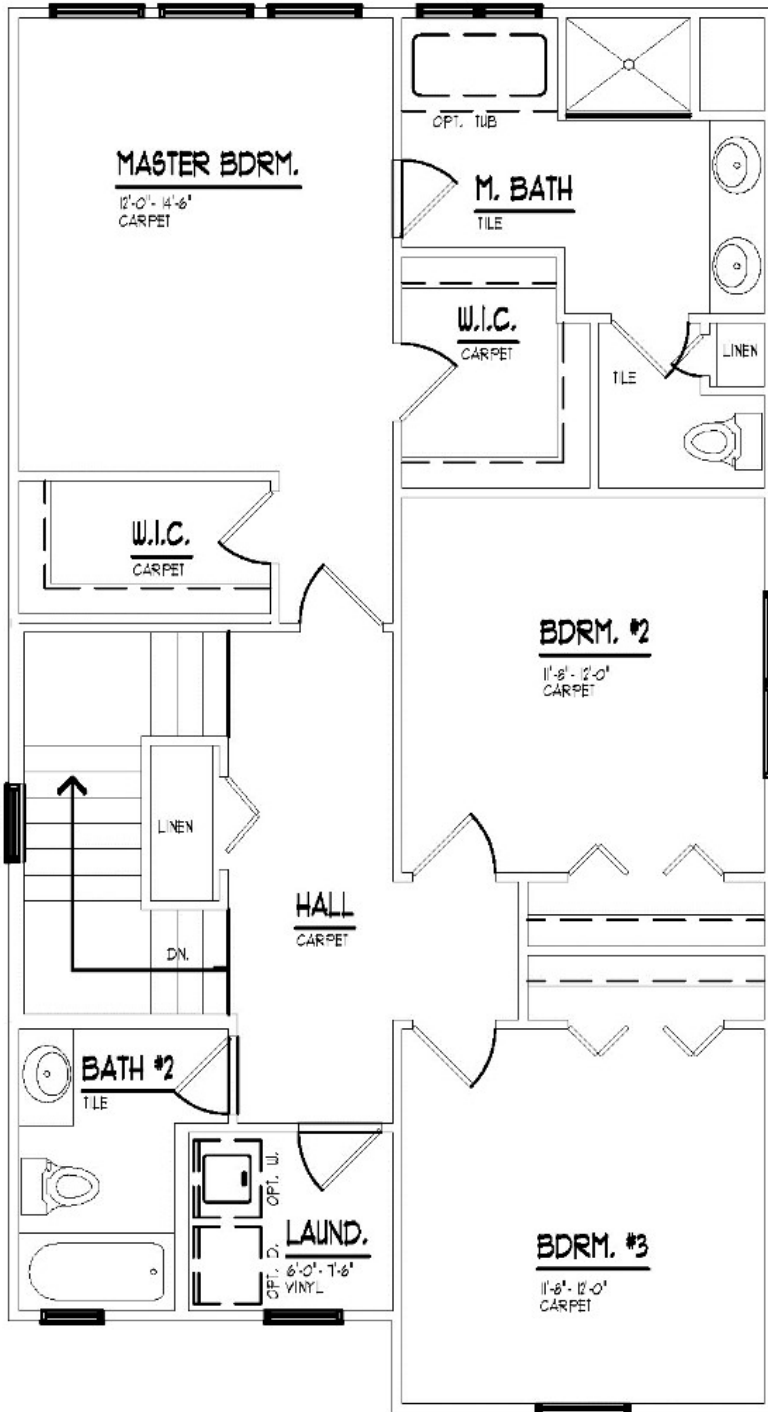


2-CAR GARAGE
 14'-0" x 24'-0"

ALLEY LOAD DETACHED
 GARAGE OPTION

The Addington

Second Floor



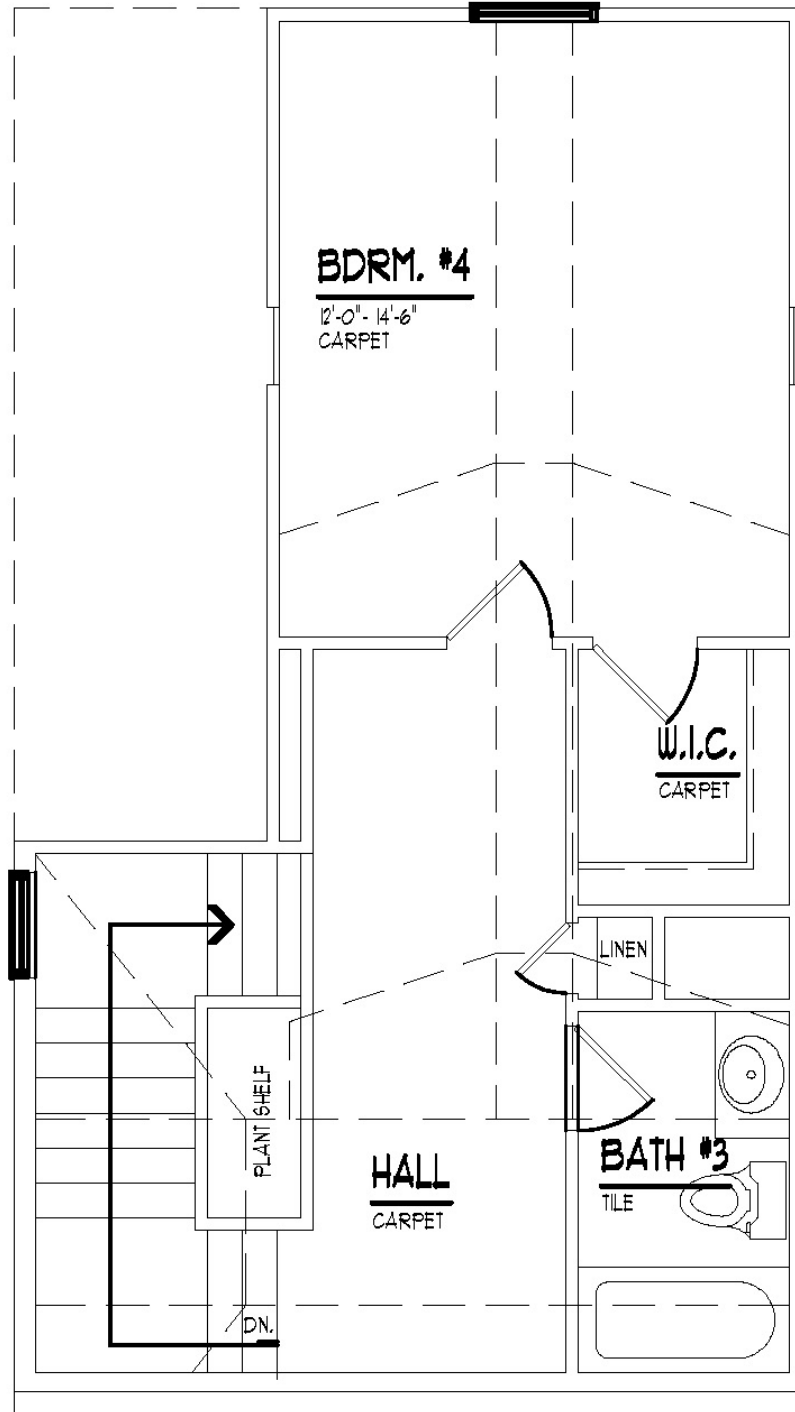
OPT. TILED SHOWER WITH SEAT



OPT. LAUNDRY TUB

The Addington

Third Floor





The Lakewood

Elevations



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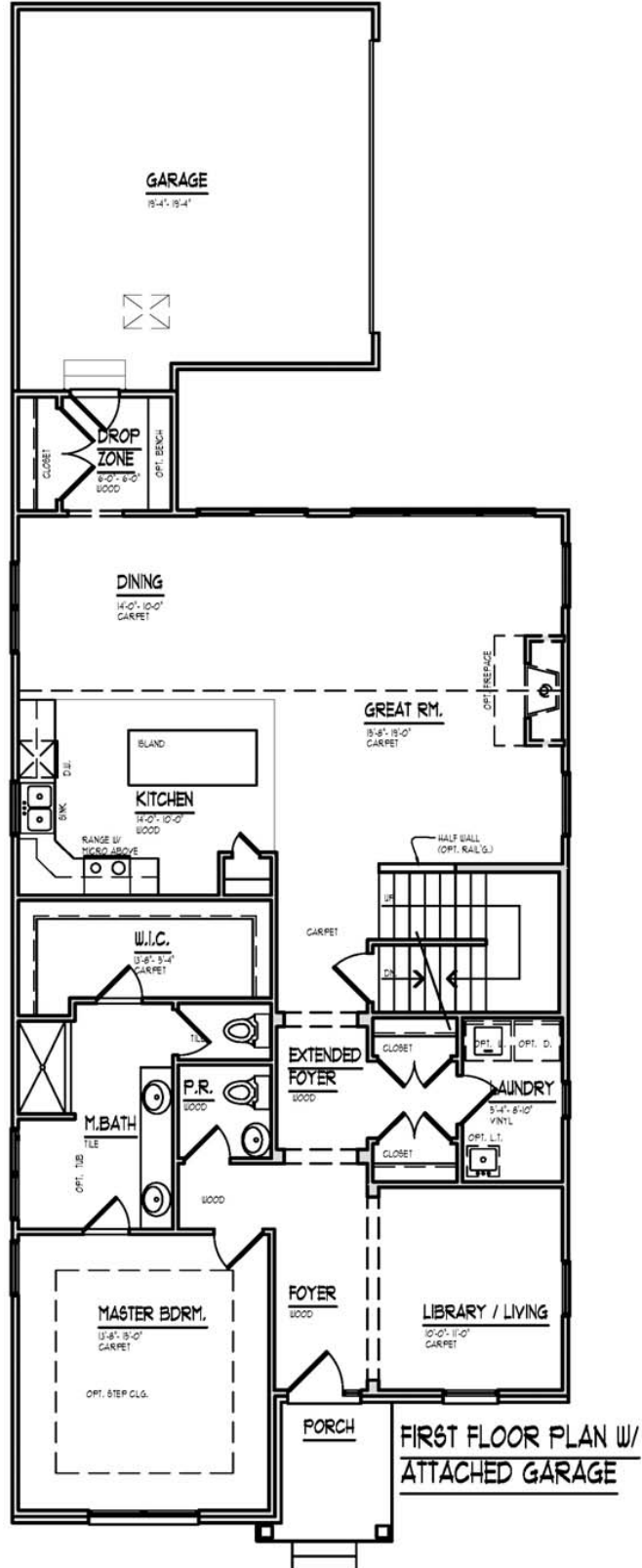
70 Years

The Lakewood

2,164 sqft

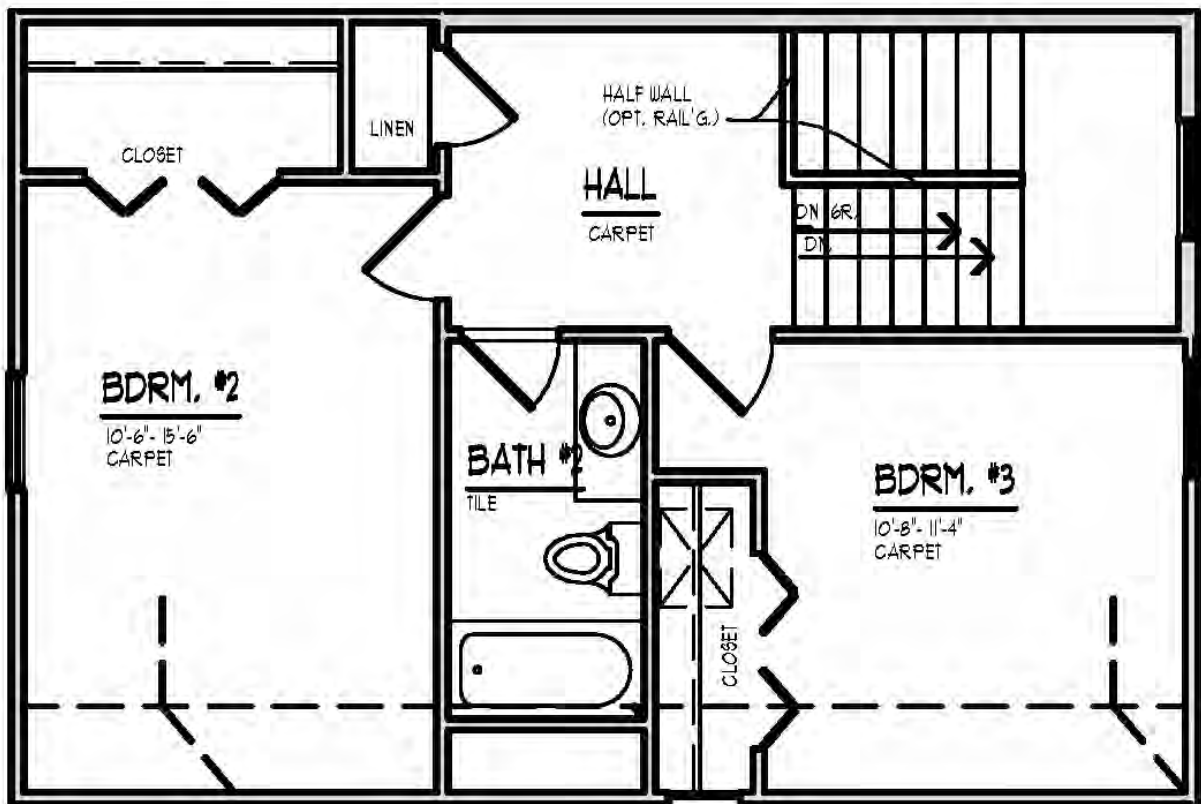


OPT. FIREPLACE



The Lakewood

Second Floor



The Franklin

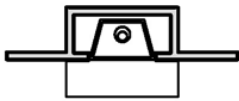
Elevations



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The Franklin

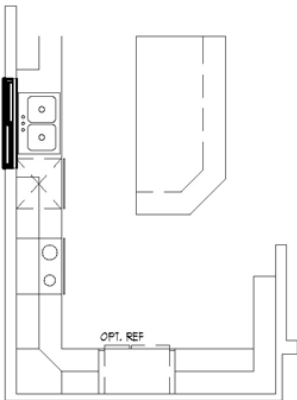
2,417 sqft



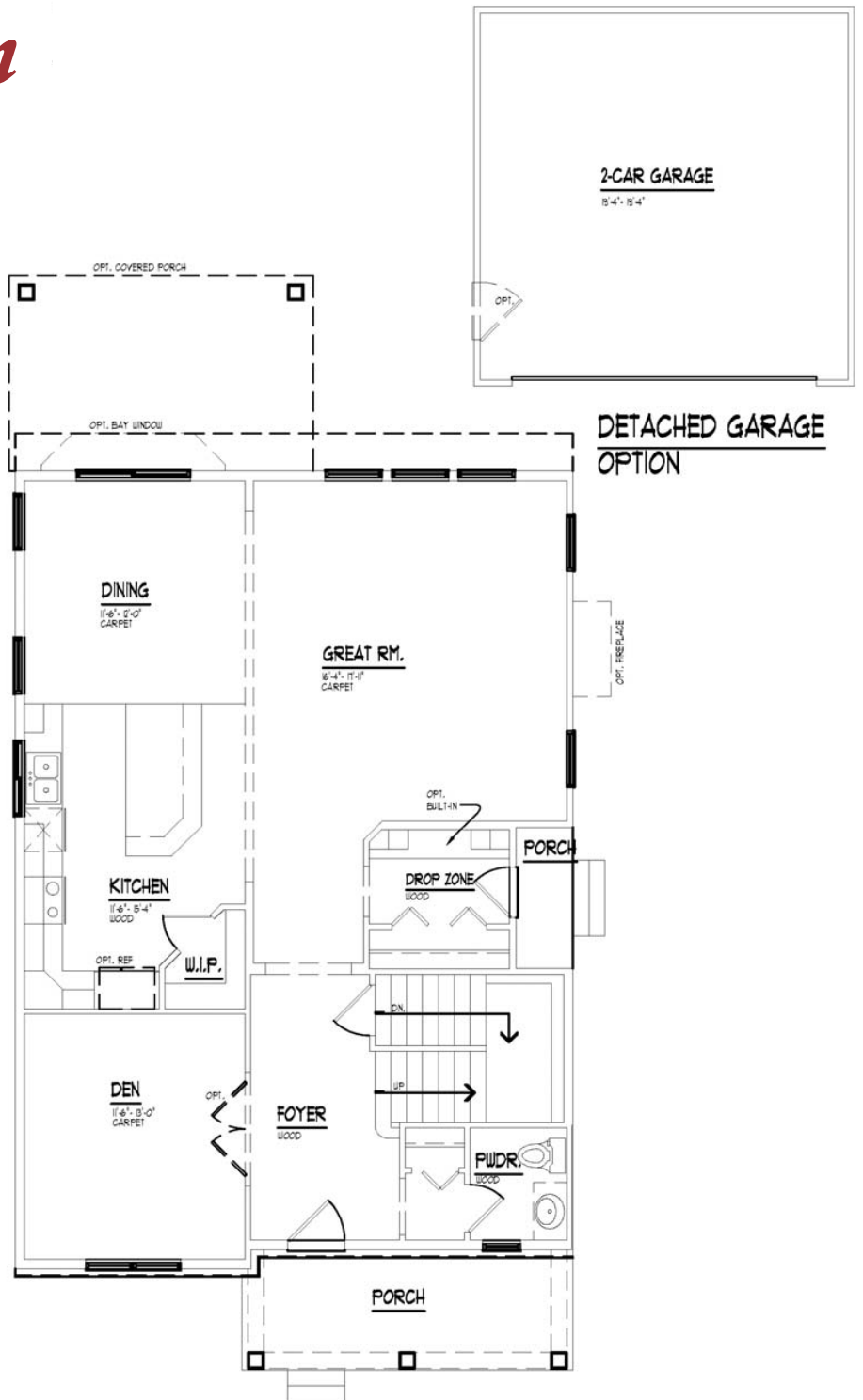
OPT. FIREPLACE



OPT. BAY WINDOW

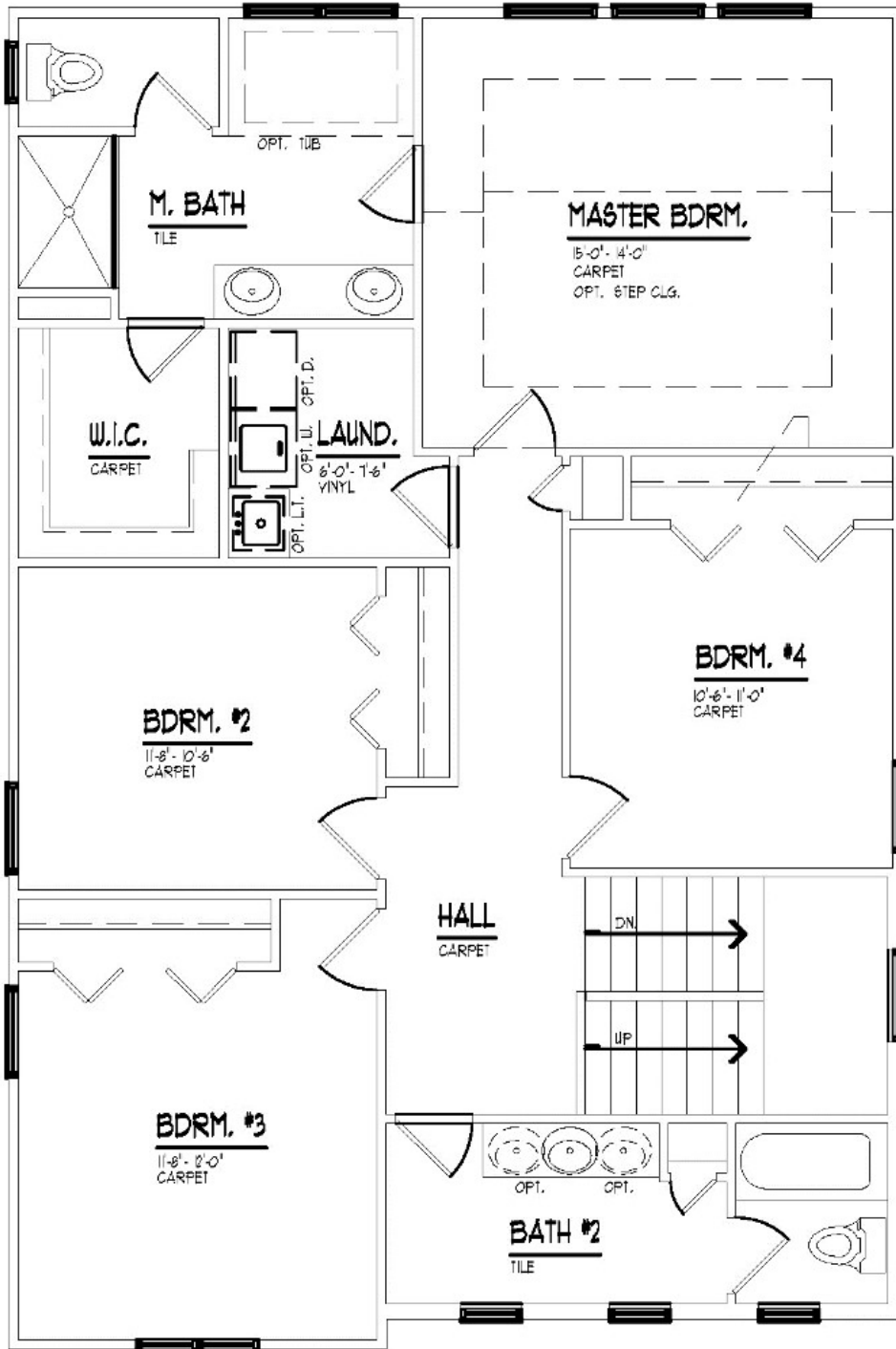


GOURMET KITCHEN OPTION



The Franklin

Second Floor

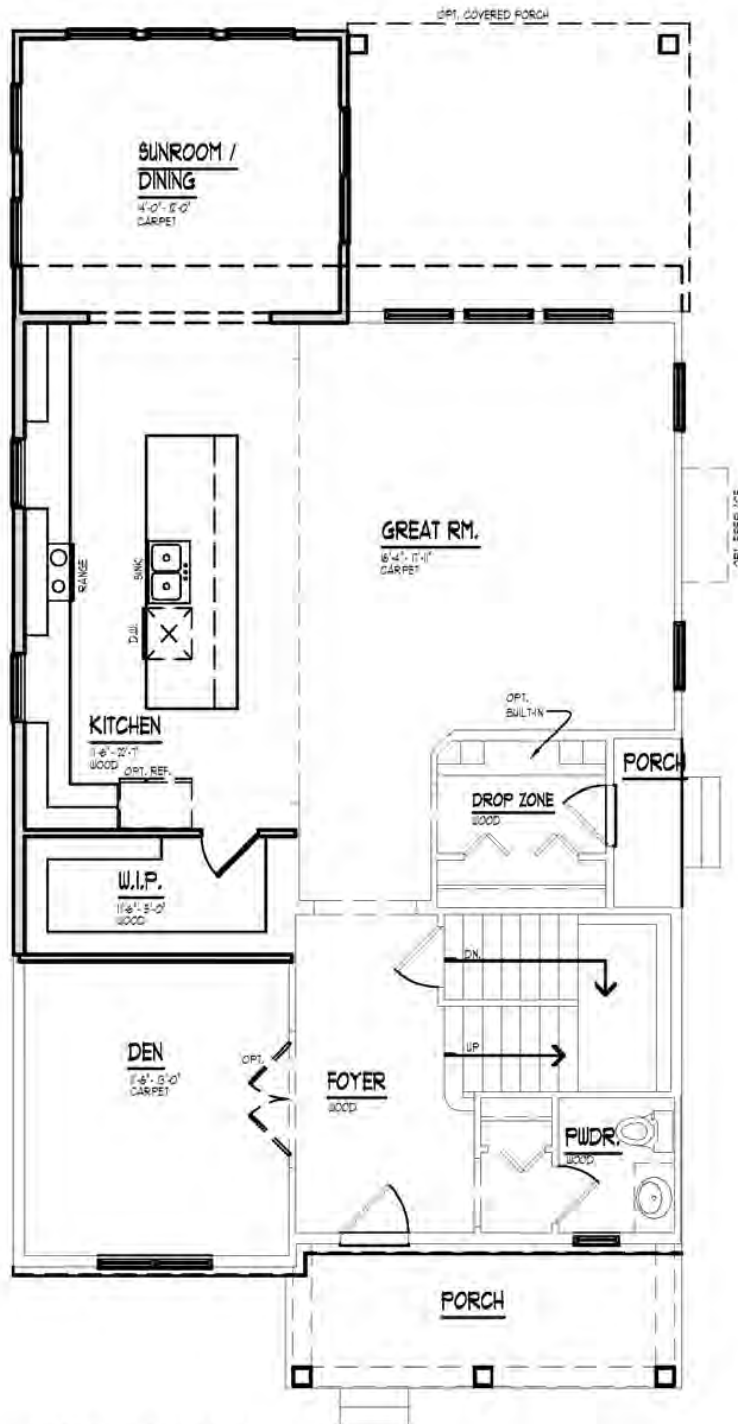




70 Years

The Franklin

Optional Expanded Kitchen





70 Years

The Winchester Elevations



A



B



C



D



E

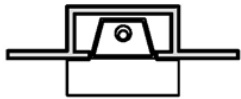
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The Winchester

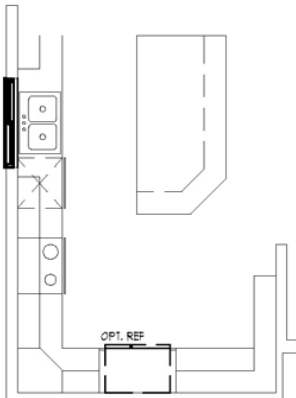
2,898 sqft



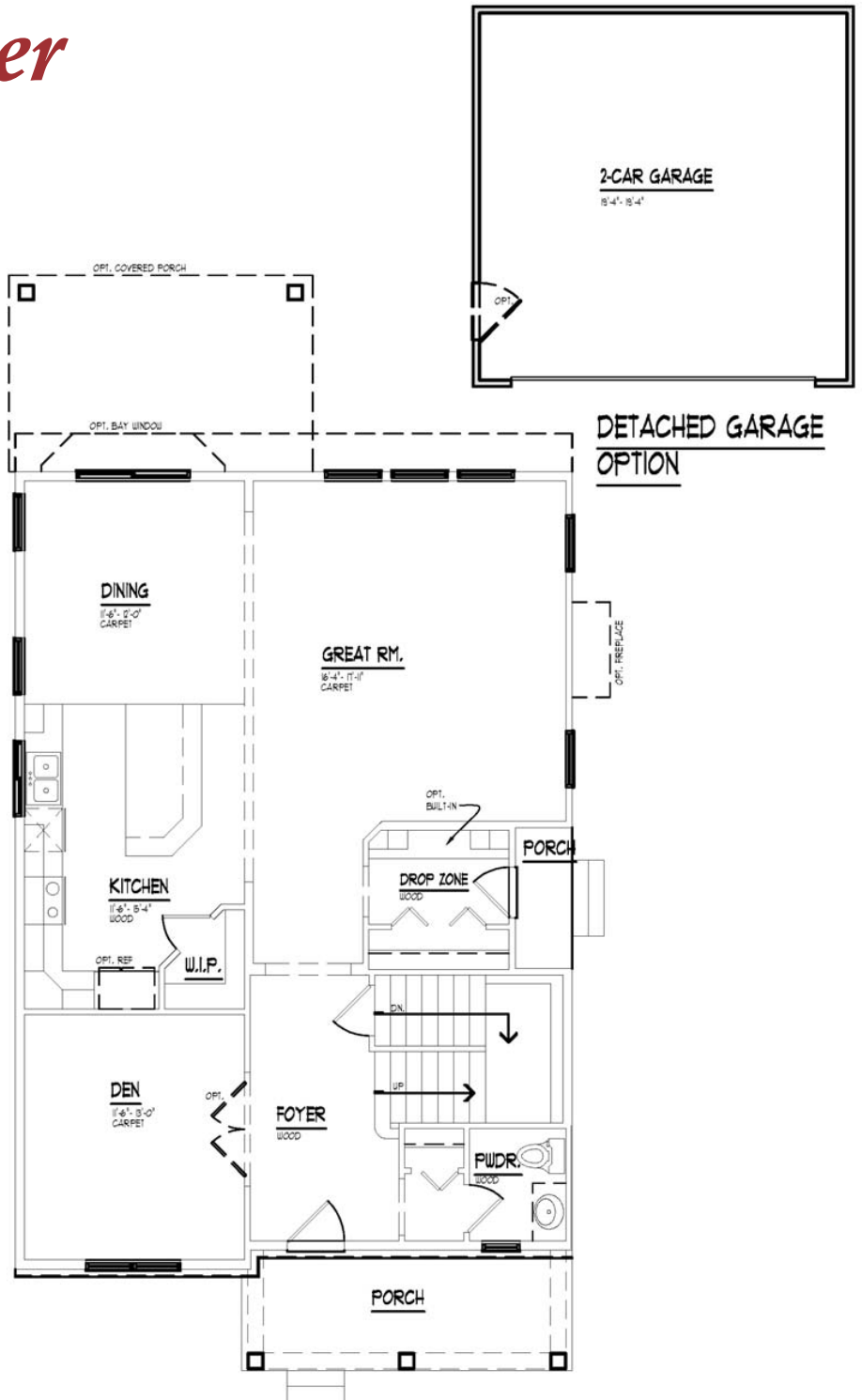
OPT. FIREPLACE



OPT. BAY WINDOW

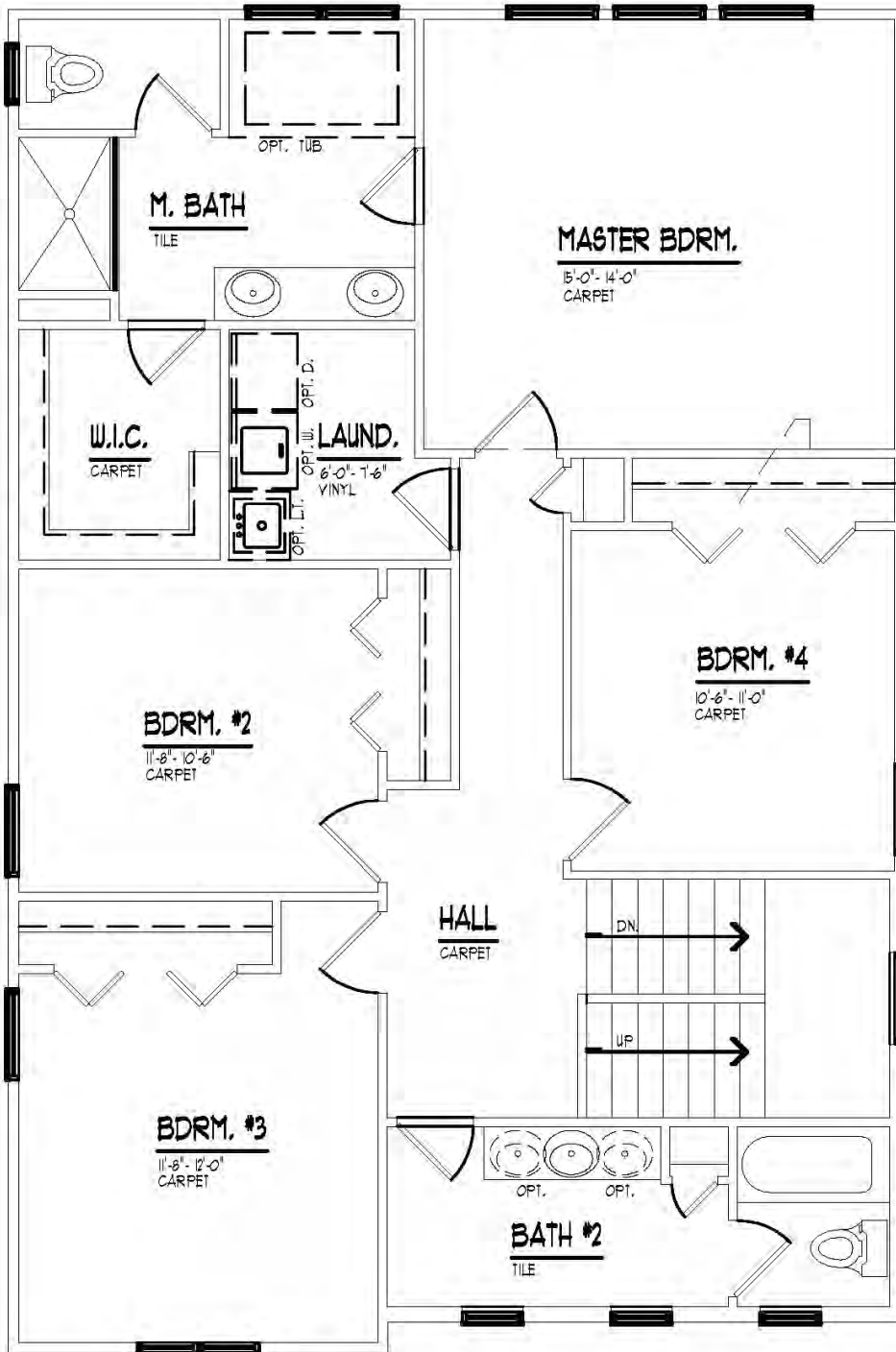


GOURMET KITCHEN OPTION



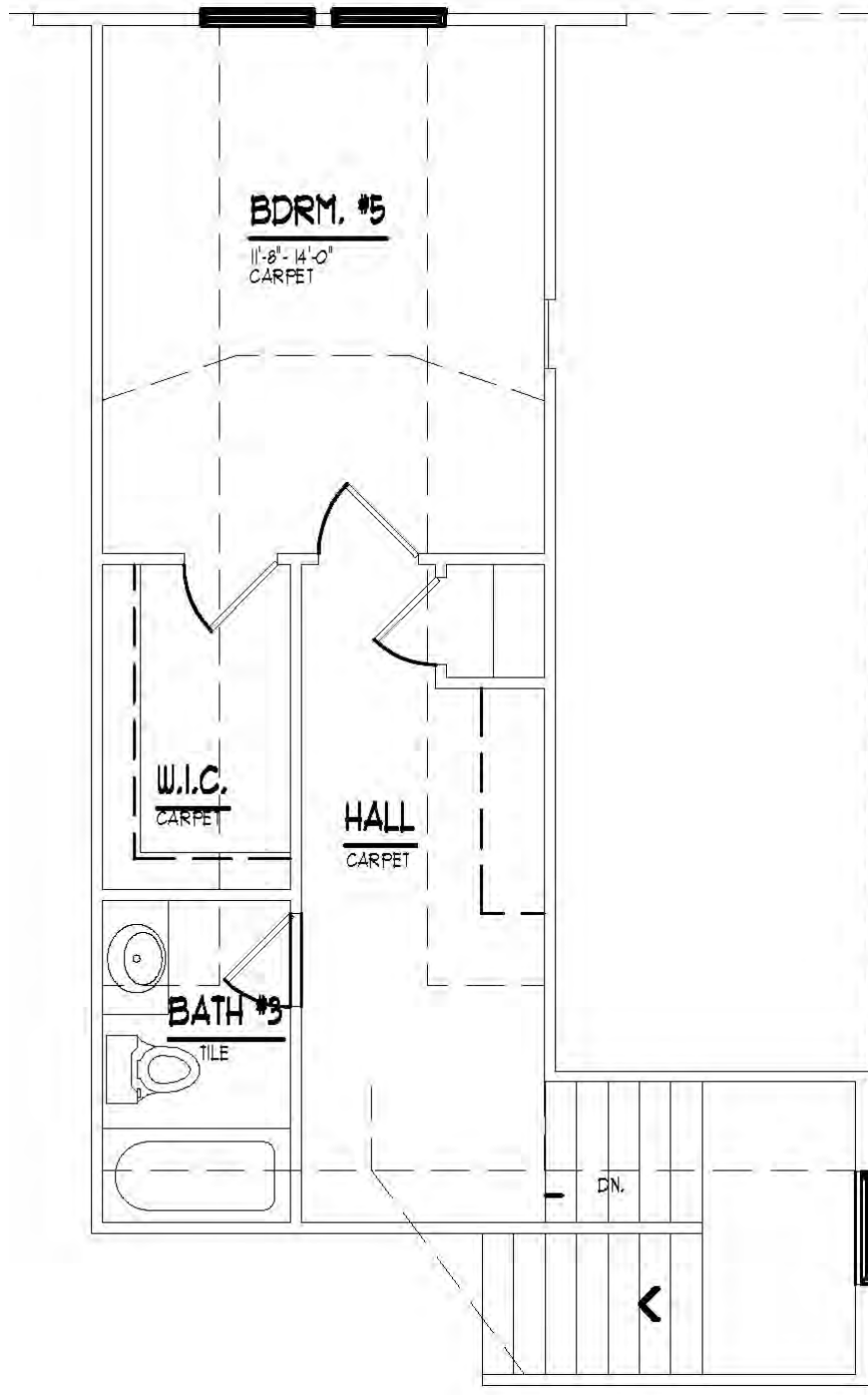
The Winchester

Second Floor



The Winchester

Third Floor



The Winchester
 Optional Expanded Kitchen

