



Features & Amenities

COMMUNITY FEATURES

- Located at the Southeast corner of Baldwin and Maybee Road nearby numerous conveniences including shops, restaurants and entertainment venues including Great Lakes Crossing and Pine Knob Golf & Skiing Resort
- Easy access to I-75 and M-59 freeways
- Convenient location near recreational areas including Bald Mountain, Addison Oaks, Independence Oaks, golf courses, numerous lakes, and more
- Highly Acclaimed Lake Orion Community School District

EXTERIOR FINISHES

- Charming Elevations with brick and vinyl siding
- Dimensional asphalt roof shingles
- PlyGem® Low-E white vinyl windows with insulated glass and screens
- Two Car Garages with steel panel sectional doors, pre-wired for garage door opener
- Concrete driveways, walks and porches
- Coach lighting on porch and garage (per plan)
- Seamless aluminum gutters and downspouts
- Maintenance-free overhangs
- Two exterior frost-free hose bibs in front and rear
- Basement walls to receive Watchdog® water-proofing membrane.
- Sod, sprinkler system and landscaping provided by Developer (per plan)
- Homes built to 2015 Michigan Residential Building Code with I-joist flooring system

WARRANTY COVERAGE

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



www.RobertsonHomes.com



Features & Amenities

(continued)

QUALITY INTERIORS

- Quality crafted Merillat® Kitchen Cabinets
- Granite countertops with 4" backsplash in Kitchen
- GE® kitchen appliances, dishwasher, free standing range and microwave hood
- Under mount stainless steel sink with 1/3 HP Badger® disposal
- Hardwood flooring in Foyer & Kitchen
- Wilsonart® laminate counters with 4" back-splash in full bathrooms
- Mohawk® stain release carpet with 5 lb pad
- 12" x 12" Ceramic tile floors in all bathrooms
- 36" Vanity bath mirrors in all baths
- Sherwin Williams® paint throughout
- Generous volume ceilings
- Kwikset® door hardware in polished chrome
- Moen® polished chrome faucets
- White wire-style shelving and racks in closets
- Two-panel interior doors
- 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
- Air conditioner
- Power humidifier

ENERGY EFFICIENT

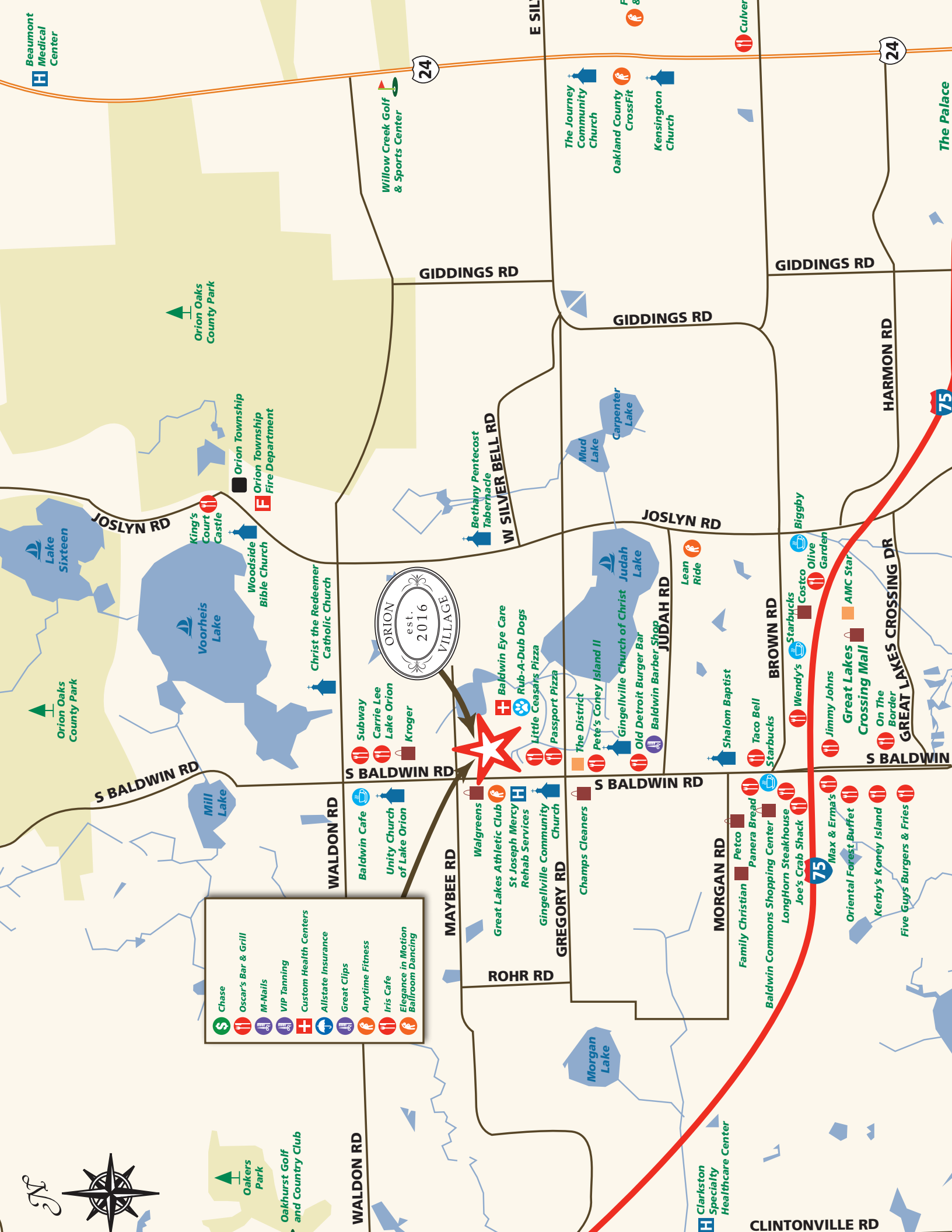
- DR Nelson & Associates energy seal process
- Tyvek® House Wrap
- High efficiency 80+ gas furnace and all duct-work sealed for increased efficiency
- Energy Efficient to 2015 Energy Codes
- R-13 fiberglass insulation in exterior walls
- R-19 fiberglass insulation in the cantilever & bays
- R-38 fiberglass insulation in heated ceiling areas
- Maximum air flow through attic by continuous ridge and soffit vents

DESIGN CENTER

- One-on-one appointment(s) with the professional team at Robertson Homes' state-of-the-art design center to guide your personal finish selections



- | | |
|-----------------------|-------------------------------------|
| Chase | Oscar's Bar & Grill |
| M-Nails | VIP Tanning |
| Custom Health Centers | Allstate Insurance |
| Great Clips | Anytime Fitness |
| Iris Cafe | Elegance in Motion Ballroom Dancing |







Elevations



www.RobertsonHomes.com

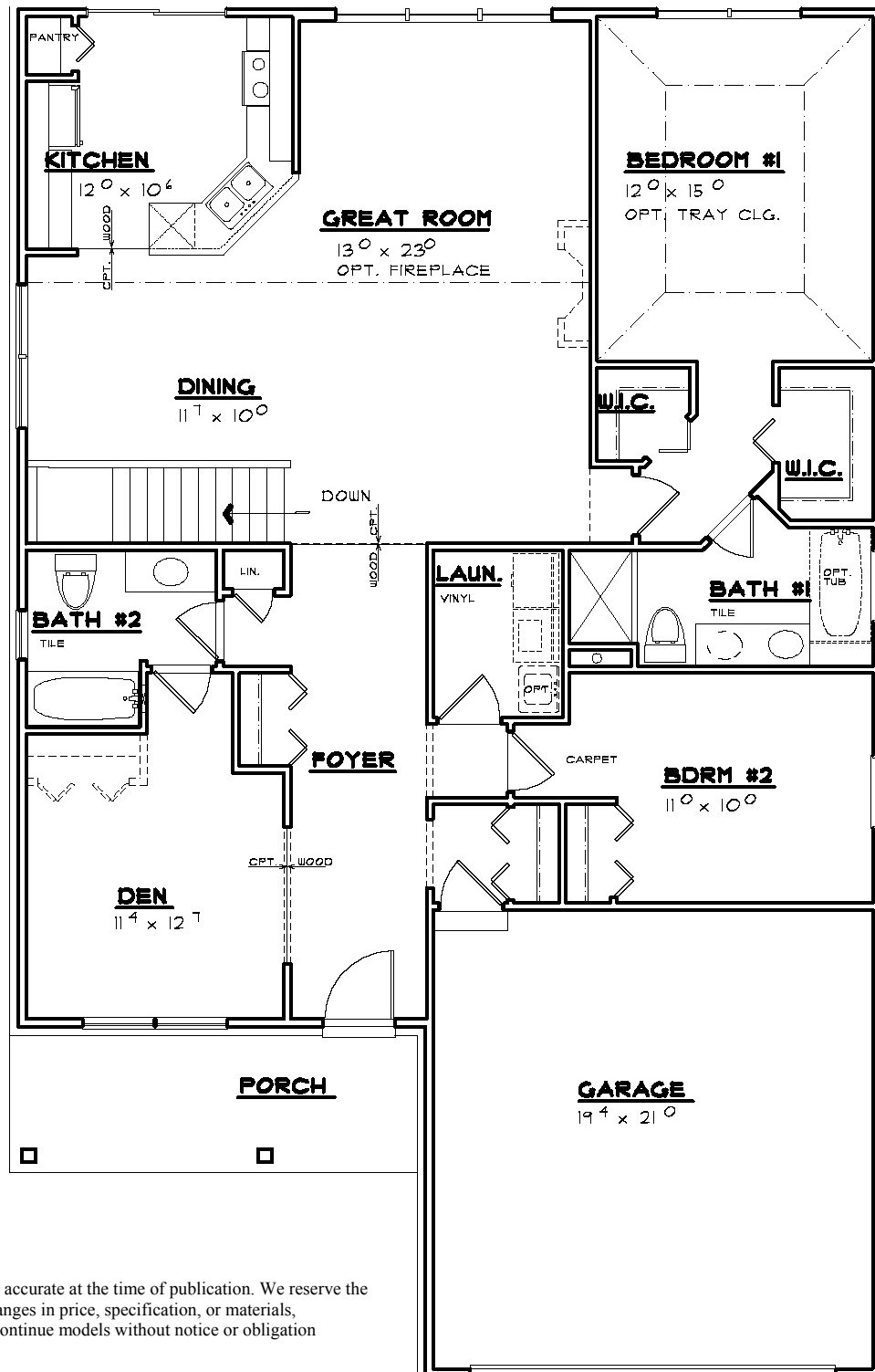
All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation. Optional Barrington Craftsman upgraded Front Door pictured on Elevations C & D.





Torrey

1,636 sqft.



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EXCELLENCE IS A FAMILY TRADITION

Unmistakably Robertson Brothers...



In 1945, brothers Paul C. Robertson, Sr. and Covert Robertson, Jr., established Robertson Brothers with the intent of building homes in Berkley and Royal Oak for returning World War II veterans. After this, they moved on to Bloomfield/Troy to develop Pine Hill, their first investment in the Adams Road Corridor—tradition that continues today.

One major milestone was the hiring of Paul C. Robertson, Jr. in 1972 and the subsequent development of Adams Wood—the first master-planned condominium development that emphasized “lifestyle” living with such amenities as a clubhouse, pool and

tennis courts. Many larger communities designed around this lifestyle concept— which evolved to include stunning golf course communities— have been developed, including Bingham Woods, The Homes at TPC, The Links of Northville Hills, The Heathers, The Links of Pheasant Run and Links West of Pheasant Run.

Under the command of Paul C. Robertson, Jr., Robertson Brothers Homes has continued to give customers “what they want” by offering an array of gracious home choices (single-family homes, detached condominiums, attached condominiums, stacked condominiums and mid-rise condominiums) in many of the area’s premier locations. To date, the company has been involved in building and developing over 40 communities.



- ROBERTSON BROTHERS IS ONE OF THE MOST RESPECTED BUILDERS IN SOUTHEAST MICHIGAN SINCE 1945
- EACH HOME HAS OVER 1,000 POINTS OF INSPECTION
- WINNER— J.D. POWER AWARD FOR QUALITY
- OVER 95% OF PAST HOMEOWNERS WOULD RECOMMEND A ROBERTSON HOME TO FAMILY OR FRIENDS

Welcome to

RB

ROBERTSON
BROTHERS
HOMES

Design Center



Designer Options for Your Dream Home

We understand that your home is more than a place to live; it's your personal statement and a long lasting investment. The Robertson Homes' Design Center is a key part in making your dream home a reality. The Design Center has an array of selections and packages that are available to choose from in one convenient location. Our professional design team is dedicated to helping you make your home truly unique.



We are America's Cabinetmaker.



GE APPLIANCES



SHERWIN-WILLIAMS



MOEN

Buy it for looks. Buy it for life.®

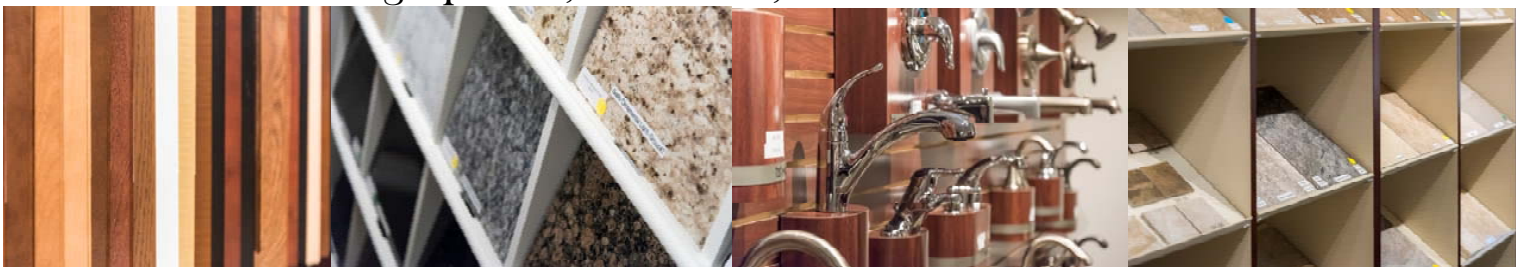
Visit the Design Center during Open Browse Hours

Tuesdays from 1 to 3 pm and Thursdays from 5 to 7 pm

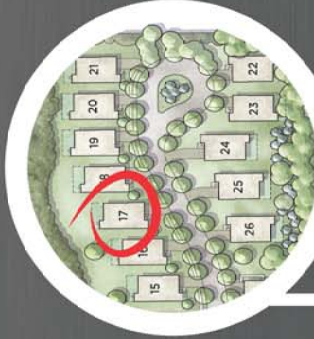
Finish Selection appointments scheduled following Purchase Agreement

Tracey Ladd, Design Center Director (248) 282-1452

6905 Telegraph Rd, Suite 220, Bloomfield Hills MI 48301



Building the Home of Your Dreams



- Loan Pre-Approval
- Choose Home Site & Home
- Reservation
- Financing Contingency
- Frame & Contract Selections
- Purchase Agreement

Getting Started



- Permit Process Started
- Visit Design Center
- Complete Finish Selections
- Permit Received
- Home Buyer Seminar

Breaking Ground



- Construction Begins
- Pre-Drywall Orientation
- Loan Status Update
- Finishes Taking Shape

Construction



- Closing Set-Up
- Pre-Settlement Orientation
- Warranty Initiation
- Final Walk-Through

Orientation



- Closing
- Home Sweet Home!
- 2 Month Warranty Care Visit
- 11 Month Warranty Care Visit



**Your Home
Our Service**



D.R. Nelson & Associates
Building Science Delivered

Orion Village

Robertson Brothers Homes are engineered for energy efficiency. Our energy saving construction package includes;

Ceiling: R-38

Framed Walls: R-13+OSB+Housewrap

Windows: U=0.30

Foundation: R-11 top 4'

Furnace: 80% AFUE

Water Heater: 0.59 Ef

A/C: 13 SEER

Nelson Energy Seal®

Plan/Model	1960's-1970's Era Energy Code ¹		1990's-2008 Energy Code ²		New Energy Code ³		Robertson Brothers ⁴	
	Annual Energy Costs*	Home Energy Rating Score**	Annual Energy Costs*	Home Energy Rating Score**	Annual Energy Costs*	Home Energy Rating Score**	Annual Energy Costs*	Home Energy Rating Score**
Torrey • 1636 sq.ft.	\$ 2,293	127	\$ 2,113	119	\$ 1,260	84	\$ 988	75

*Predicted Annual Heating, Cooling & Water Heating costs based on average climate data for SE MI and Electricity @ .12¢/kWh, Natural Gas @ \$1.00/CCF

**HERS is a registered trademark of RESNET (Residential Energy Specialists Network). For more information about HERS ask your salesperson or visit: www.RESNET.us

1. Built to: Ceiling: R-19, Walls R-11, Windows U=0.60, Basement Walls R-0, Furnace 78%, AC 10 SEER - typical values of the era.
2. Built to the 1997-2008 MI Uniform Energy Code Table 1074: "Prescriptive Compliance Approach".
3. Built to current MI Uniform Energy Code Table N1102.1: "Simplified Prescriptive Building Envelope Criteria"
4. Built to the Robertson Brothers standard energy saving package described above.

This information does not constitute any warranty of energy costs or savings. This analysis was conducted using REMRate v14.4, the computer software program developed for the Energy Star® for homes program by the United States Environmental Protection Agency and the Department of Energy. D.R. Nelson & Associates, Inc. is a licensed, certified HERS Rater/Provider for RESNET and the Energy Star® Program. The energy costs above were calculated by comparing dimensionally identical homes with the values expressed - typical of the energy code at the time. Your heating, cooling and water heating energy costs may be more or less depending upon such factors as: number of occupants, occupant behavior, temperature settings, window coverings and more.