

272582

1574 Belvedere Avenue, Okemos, MI 48864
Residential Active

\$484,900



Front Elevation
SCALE 1/8" = 1'-0"

1574 Belvedere Avenue

Parcel #: 33-02-02-22-229-005
State Eq Value: \$42,900

Tax Year: 2022
Taxable Value: \$4,123

Taxes: \$410.15
Zoning: Residential

#Full Baths 3: 0
#Full Baths 2: 2
#Full Baths 1: 1
#Full Baths B: 0

#Half Baths 3: 0
#Half Baths 2: 0
#Half Baths 1: 0
#Half Baths B: 0

Level 1 Finished Area: 1,021
Level 2 Finished Area: 1,035
Level 3 Finished Area: 0
Below Grade Finished Area: 0
Above Grade Finished Area: 2,056
SqFt - Basement: 1,021

County: Ingham
City: Okemos
Key: none
Township/Tax Authority: Meridian Twp
Property Sub-Type: Single Family Residence
Entry Level: 1
List Price: \$484,900
Baths Full - Total: 3
Baths Half - Total: 0
Baths - Total: 3
Bedrooms Total: 4

Lot Acres: 0.21
Lot Size Dimensions: 85 X125.60
School District: Okemos
Subdivision: Central Park
Home Warranty: Yes
Reserved Items: No
Year Built: 2024
Builder Name: GIGUERE HOMES
Occupancy: A/C
Building Area Total: 3,077
SqFt:
Total Livable Area: 2,056
Association Fee/Yr:
Front Door: South

Directions: Marsh R. & Central Park Dr/Head E on Central Park to Belvedere Ave
Legal: LOT 5, CENTRAL PARK ESTATES, T4N R1W INGHAM COUNTY

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	Second	13.8 x 13.6	Carpet Floor		Bedroom 2	Second	10.4 x 11.2	Carpet Floor	
Living Room	First	16 x 15		LVP	Bedroom 3	Second	11.8 x 10.4	Carpet Floor	
Dining Room	First	10.4 x 13.4		LVP	Bedroom 4	First	11.4 x 10	Carpet Floor	Guest Bedroom/Office
Laundry	First	10.8 x 5.5		LVP	Great Room	First	18 x 15		LVP
					Kitchen	First	12.8 x 10.1		LVP
					Loft	Second	10 x 10.1	Carpet Floor	
					Other	First	11.1 x 11		LVP / SUNROOM
					Other	First	10.5 x 6.11		FOYER / LVP

Association Amenities: Maintenance Grounds
Appliances: Dishwasher; Disposal; Humidifier; Range Hood; Stainless Steel Appliance(s); Other
Basement: Daylight; Egress Windows; Full; Walk-Out Access
Community Features: Curbs; Sidewalks; Street Lights
Current Financing: None
Cooling: Central Air; ENERGY STAR Qualified Equipment
DPR: DPR Eligible: Yes
Electric: 150 Amp Service
Exterior: Brick; Vinyl Siding
Flooring: Carpet; Vinyl; Other; See Remarks
Fencing: None
Fireplace Features: None
Heating: Forced Air; Natural Gas
Interior Features: Entrance Foyer; Kitchen Island; Pantry; Recessed Lighting; Walk-In Closet(s)
Improvements: 4 Season Room; Formal Dining Room; Great Room

Land & Acreage: Up to 1/4 Acre
Lot Features: Back Yard; Few Trees; Sloped Down; Wetlands
Laundry Features: Electric Dryer Hookup; Laundry Room; Washer Hookup
Levels: Two
Property Conditions: Proposed Build
Parking Features: Garage Spaces: 2; Garage; Garage Faces Front; Paved; Private
Patio & Porch Features: Porch
Pool Features: None
Property Use: Primary
Roof: Shingle
Road Frontage Type: City Street
Security Features: Carbon Monoxide Detector(s); Smoke Detector(s)
Road Surface Type: Concrete; Paved
Sewer: Public Sewer
Terms: Cash; Conventional
Architectural Style: Colonial
Utilities: Electricity Connected; Natural Gas Connected; Phone Available; Sewer Connected; Water Connected
View: Neighborhood; Water
Window Features: Low Emissivity Windows
Water Source: Public

Public Remarks: Welcome Home! This Columbus Plan offers 2,056 above grade finished! The first floor offers you a 1st floor laundry, a study/formal dining room, large great room, kitchen with island, a breakfast nook and sunroom complete with 9ft ceilings. The second floor offers the primary bedroom en-suite with separate WIC, 3 bedrooms and a large bathroom for the bedrooms to share. The basement remains unfinished and pre-plumbed for a future bathroom, a recreational room with walkout access and future bedroom.

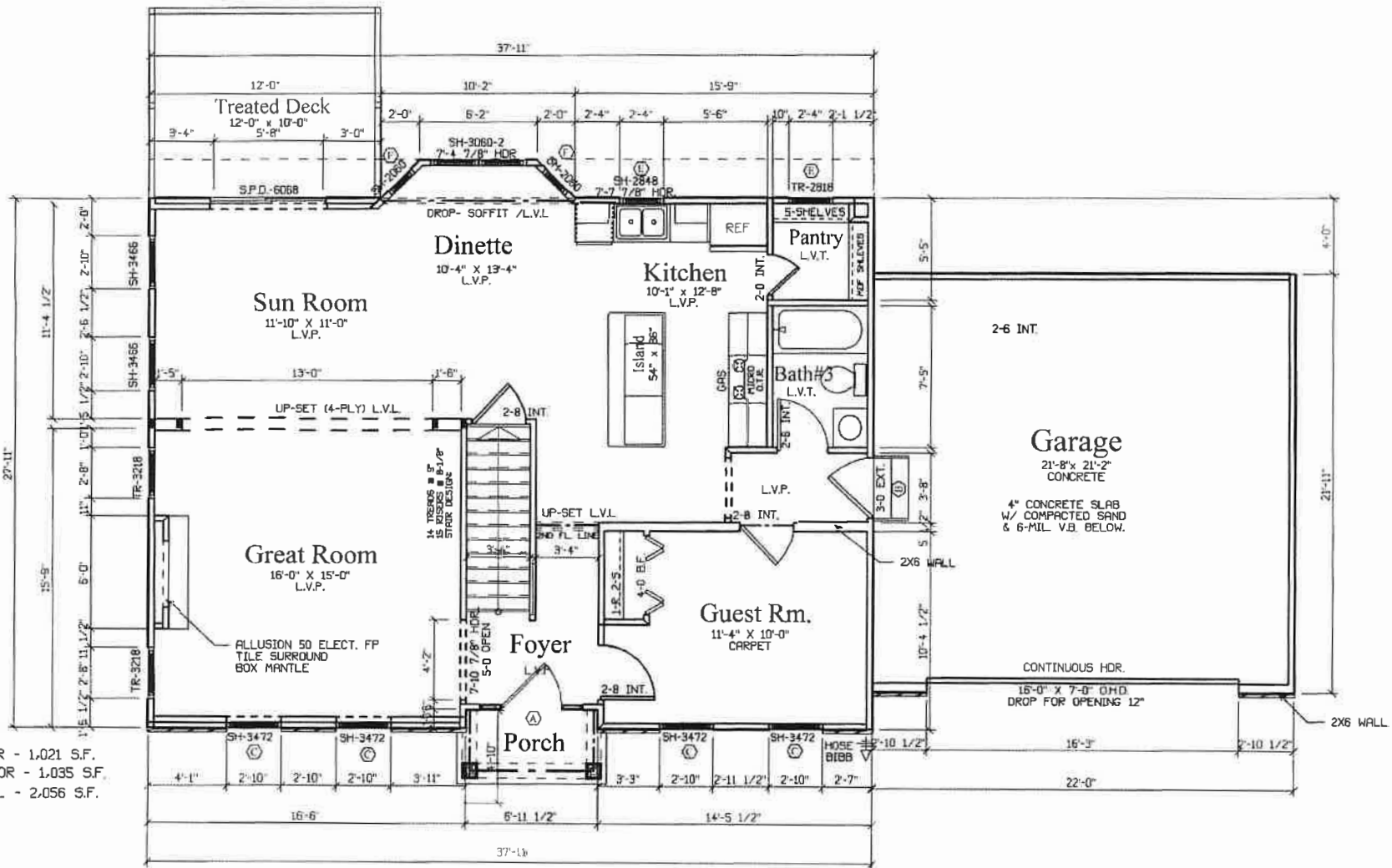
Buyer Agency Fee: 3%

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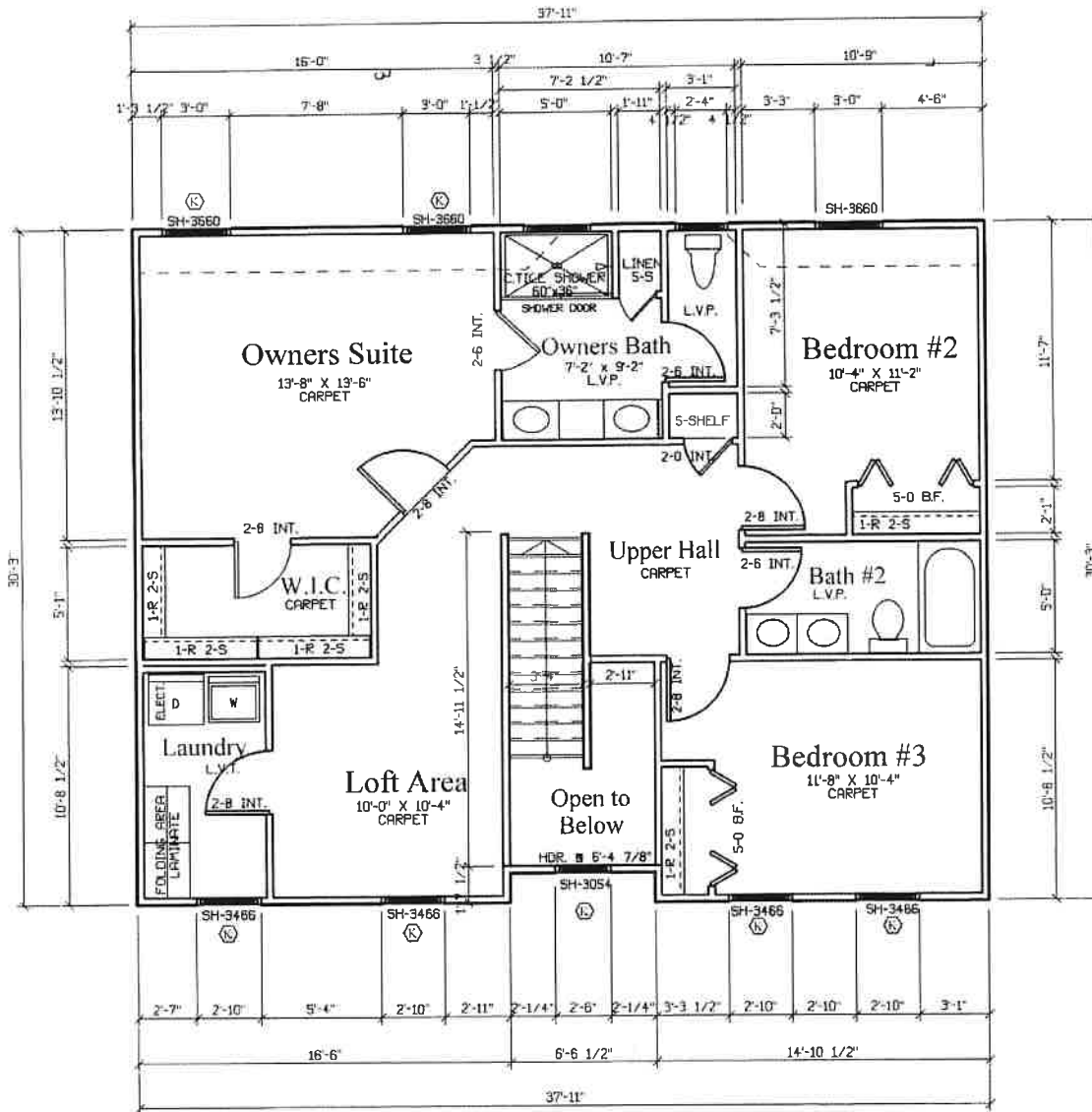


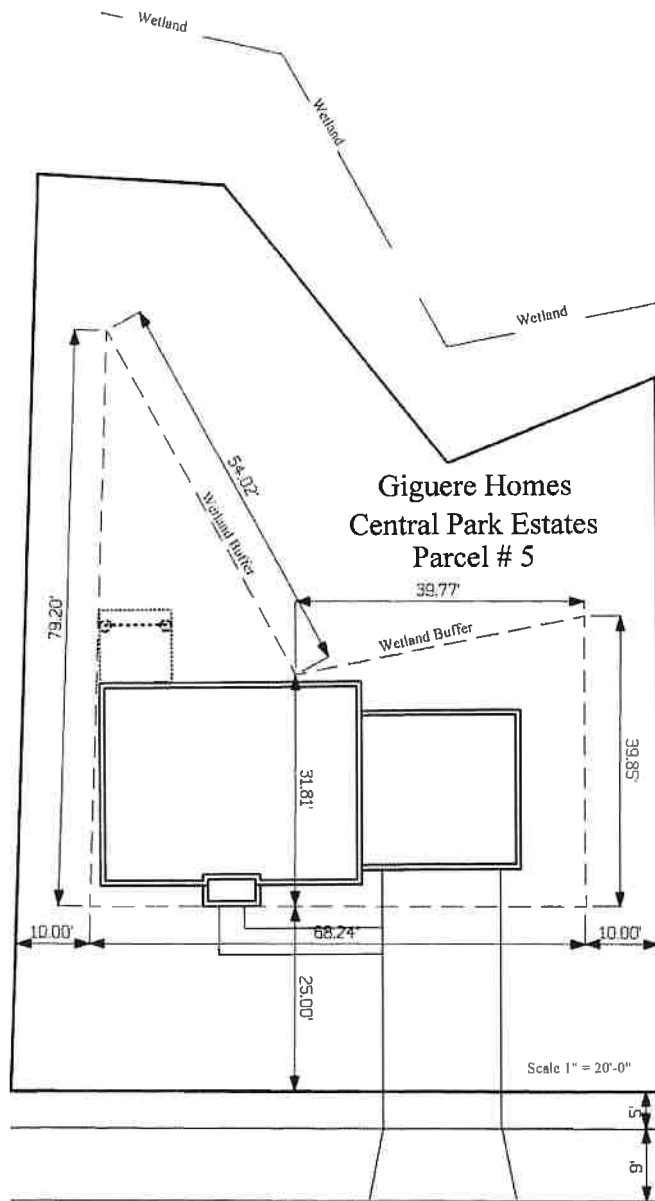
Front Elevation

SCALE 1/4" = 1'-0"



FIRST FLOOR - 1,021 S.F.
 SECOND FLOOR - 1,035 S.F.
 HOUSE TOTAL - 2,056 S.F.





Belvedere Avenue



SPECIFICATION SHEET
Columbus Plan 1

Date:

Buyer:

Lot: 5 Subdivision: Central Park

Basement: Unfinished Walk Out

1) Foundation: 8' x 8" poured concrete wall except 8' x 10" in brick area or per print. 4' x 6" garage frost walls or per print. Weep tile covered with pea stone inside and outside footings to sump crock or gravity feed line or walkout basement. 4" bleeder tile under basement window(s) to footing drains. Damp proofing to code. **(2) Egress Window (1) Sliding Patio Door**

2) Framework: 9' first floor ceiling height with 8' second floor ceiling height.

Wood basement beams and steel columns by builder.

First floor deck: **L.P.I. floor** joists per print or code - whichever is greater.

Sub floor: 3/4" T&G OSB glued nailed and screwed.

Exterior walls: 2x4 studs, or per print, 16" o.c., 7/16" OSB sheathing

Interior walls: 2x4 studs, 16" o.c. or per print. All frame lumber #2 or better.

Roof framing: Engineered trusses 24" o.c., or rafters per code, 1/2" OSB roof sheathing with clips on trusses and 1/2" OSB with clips on rafters.

Roofing: **CertainTeed Landmark Dimensional** shingles with Ice & water shield rolled roofing for valley base and 15lb felt underlayment. Attic ventilation by ridge vents and soffit vents.

Installation of 5" pre-finished gutters and 3x4 down spouts as required for proper drainage.

Entire building wrapped in PermaPro or equivalent house wrap, per code.

3) Insulation: Energy seal package included

Wall cavity: **R-13 fiberglass batts** or equal.

Attic: **Blown Cellulose insulation** equal to R-38 factor.

Garage: Insulate house/garage wall. No insulation on garage sidewalls, front wall or ceiling.

Bond: **R-19 Fiberglass batt insulation.**

Cantilever spaces: **R-30 Fiberglass batt Insulation** Including Garage ceiling below 2nd floor.

All window and exterior door jambs filled with foam insulation. All exterior duct and pipe openings sealed with caulk or equal.

Unfinished Basement R-13 fiberglass insulation between 2x4 walls set 24" OC.

All window and exterior door jambs packed with fiberglass insulation. All exterior duct and pipe openings sealed with caulk or equal.

4) Exterior: Vinyl Siding & Cultured Stone Veneer per elevation

Siding: **Variform "American Herald" standard selections** – Vertical Board & Batt on front with shutters per plan

Exterior trim: Painted LP smart trim on front elevation. All other corners and trim to be vinyl, per plan.

Fascia: Aluminum (Color: per selections) Soffit: Vented aluminum (Color: per selections)

5) Windows: Jeld-Wen single hung windows and sliding glass doors **Low-E** glass with MDF jambs.
Type and size as per blueprint.
Color: White Grills: between the glass per elevation.

6) Masonry: Cultured Stone veneer, Per Plan. Standard group #1 selections

7) Fireplace: Simplifire Allusion Platinum 50"
Fireplace Face: Ceramic Tile Group 1
Mantle: Painted Box Mantle
Hearth: 12" Tile

8) Doors:

Front door system: Fiberglass 6-panel insulated smooth skin. (1) 15" transom

Fire door: Insulated fiberglass, 6-panel, 20-min rated, per plan

Interior doors: Hollow core, 6-panel, smooth

Garage doors: C.H.I. Series# 22/4250, 16' x 7', embossed steel, non-insulated, raised panel,
Includes (1) model *Chain* driven *Opener*, integrated
photocell safety sensor, & two hand controls.

9) Hardware: Kwikset Satin Nickel

Kwikset "Chelsea" series 801CE LIP Satin Nickel grip handle on main exterior entry.

Kwikset B360 series dead bolts on all exterior doors (except sliding glass doors).

Hancock round design Satin Nickel 740H F series keyed locks on exterior doors (except main entry and sliding glass doors and French doors as applicable).

Hancock round design Satin Nickel 730H/720H series on interior doors (privacy sets at baths and bedrooms, passage sets elsewhere).

Bi-fold knob per standard selection. Doorstops installed on all active doors.

Bath Hardware: Taymor Maxwell- Chrome Towel bar: (1) per full bath, Toilet paper holder: (1) per bath, Towel Ring: (1) per bath

10) Plumbing: Supply Lines: PEX; Waste Lines: P.V.C.

Master Bath: Color: **White**; Finish: **Chrome**

Shower: Shower: *Oasis 60"* shower

Shower Valve: Delta "Woodhurst" T14232/R10000

Shower Door: Glass chrome slider

Lavatory: **Builders Select Quartz** w/ Undermount sinks (2)

Lavatory Faucet: **Delta "Woodhurst" 2532LF-MPU** (2)

Toilet: **Gerber SE-20-102** round w/ seat

Bath #2: Color: **White**; Finish: **Chrome**

Tub/Shower: Oasis 60" Fiberglass tub/shower

Shower Rod: Standard chrome

Tub/Shower Valve: **Delta "Woodhurst" T14432/R10000**

Lavatory: **Builders Select Quartz** w/ Undermount sinks (2)

Lavatory Faucet: **Delta "Windemere" B2596LF** (2)

Toilet: **Gerber SE-20-102** round w/ seat

Bath #3: Color: White; Finish: Chrome

Shower: Oasis 60" fiberglass shower enclosure
Shower Valve: Delta "Woodhurst" T14232/R10000
Shower Rod: Standard chrome
Lavatory: **Builders Select Quartz** w/ Undermount sink
Lavatory Faucet: **Delta** "Windemere" B2596LF
Toilet: **Gerber SE-20-102** round w/ seat

Kitchen: Sink: Undermount Stainless Steel Double Bowl

Faucet: **Delta** "Linden" Chrome
Disposal: Badger ½ horsepower
Ice maker line included.
Dishwasher hookup included

Laundry: Washer plumbing for future hookup included

Folding Countertop: **Builders Select Quartz**
Floor drain w chrome finish included

Basement and Miscellaneous:

One 50-gallon power direct vent natural gas hot water heater
Number of outside lawn faucets: **2**
Rough in three-piece bath in Lower Level
Humidifier connection
Submersible sump pump with cover.

*If colored baths are included, the color must be selected before framing and will cause an additional charge to the contract price.

11) Electrical: Service: 200-amp circuit breaker: underground.

switches: color **White** and **standard Plugs.** Color: **White** standard

All openings governed by the prevailing electric code. All wiring, outlets, and switches are to be shown on electrical floor plan including **0** phone jacks, **3** cable TV outlets, **2** weatherproof exterior electrical outlets and recessed lights per plan. Basement lights in unfinished areas to be porcelain switched together.

Range: *Electric* Dryer: **Electric**

12) Light Fixtures: Allowance provided below. Light fixture allowance includes all fixtures, light bulbs, doorbell, ceiling fans, under cabinet lights, step lights, and accessories, as shown on plans. Late installation due to back-ordered fixtures, Buyer changes during final installation, or additional labor required for intricate fixtures may result in an extra labor charge not included in bid.

13) Mirrors: Plate Glass Mirrors sized to be 3" less than the width of the countertop and 42" high. Oval mirror to be installed above pedestal in Half Bath.

14) Heating: Carrier 95% plus efficient forced air furnace with electronic ignition. Registers in floor. Outside air intake into plenum. Furnace fueled by natural gas. Outside venting for dryer and baths included. Heating design to be governed by the prevailing mechanical code. Equipment and register locations to be determined and guaranteed by the heating contractor.

Central air conditioner..... Yes
Humidifier Yes
Thermostat type..... Honeywell Digital
Special gas lines HWH, furnace
Venting (4) Bath fans, (1) Dual speed bath fan, (1) Micro hood, (1) Dryer

15) Drywall: The project will be ½" drywall with all joints filled and taped. Knock down ceilings throughout the project.

Garage: Drywall only, No Paint, No Trim.

16) Exterior Concrete: All concrete to be approximately 4" thick. Basement to be troweled smooth, garage semi smooth, all exterior concrete to be broom finished with expansion and control joints to best control cracks. Shrinkage cracks are common and should be expected. Basement floor per print. Garage floor per print with minimum 2" slope to overhead door(s).

Drive.....16' wide concrete, per site plan
Approach..... 16' wide concrete with 2' flares.
Lead walk..... 3.5' wide concrete, per site plan
Steps.....1-step width of entry door
City Sidewalk..... 5'-0 walk.

17) Deck/Patio: 10'x10' Treated lumber deck with 8'x7' patio underneath per plan.

18) Finished Flooring:

Carpeting: Group #1 w/ 8# pad; Great Room, , Main stairs, Dining Room, Second floor hallway, Loft Area, , Master Bedroom, Bedroom #2, Bedroom #3, Guest Bedroom, and all Bedroom closets.

LVT: Group#1 Standard selections; Entry, Hallway, Mud Room, Laundry Room
Kitchen, Sunroom, Master Bath, Bath#2, Bath#3,

19) Cabinets: Aline

Group #1 standard selections; Kitchen, Master Bath, Bath #2, Bath #3,

Crown molding: Standard selection included on Kitchen cabinets

Soft close doors and drawers: Included on all cabinets

Cabinet Hardware: Builders Choice, Included on all cabinets

Note: medicine cabinets are not included. Layout of cabinets and vanities are figured per the Builder's print. If the cabinet plan or selection should be changed from the Builder's print, there may be an additional cost (or credit) to Buyer for labor and materials to install the revised layout.

20) Interior Trim

Trim: #433 3 ¼" base, #473 2¼" casing ultralite MDF paint grade

Base shoe applied to all hard floor areas.

Windows: MDF jambs

Garage: No finish trim

Closets: MDF shelving, per plan.

Basement staircase: Finished with drywall, paint and handrail.

Main staircase: 41" high ½ wall with painted MDF cap, per plan main floor and 2nd floor.

21) Counter Tops:

Whole House Builders Select Quartz; Kitchen, Laundry, Master Bath, Bath #2, Bath#3, & ½ Bath

Layout of counter tops are figured per Builder's print. If the layout of counter tops changes from Builder's print, there may be an additional cost to Buyer for additional countertop material and installation of the revised layout, back splashes, etc...

22) Appliances: GE Stainless Steel

Micro hood: **JVM3160RFSS** or equal

Dishwasher: **GDF535PSRSS** or equal

Appliances purchased from sources other than through the Builder must be installed by the supplier after closing. Builder will only install appliances ordered through the Builder. **Buyer must purchase built-in and vented appliances through Builder.** There will be an extra charge for non-conventional appliances such as built-in refrigerators, pop up cook top vents, panel doors on appliances, trim kits for appliances, etc... Availability of appliances during final installation is the responsibility of Buyer unless it is ordered through the Builder. Any late installation due to back orders or Buyer changes may result in an extra charge not included in bid. The installation charge for each appliance ordered through Giguere Homes is included in the appliance package order through the builder.

23) Painting: Interior walls: Finish paint all finished drywall walls except wallpapered areas unless otherwise specified. Painted ceilings are not included and are an extra charge item. Interior painting includes one coat of **O'Leary Paint's** flat latex primer and one coat of **O'Leary Paint's Ceramic** latex paint or equal in closets, color: Pearl White. Coverage of paint may vary depending on the color chosen. Sizing of walls for wallpaper is not included.

Interior trim: All exposed wood to be painted 2-6-1 Pearl White. Latex, satin finish painted wood to have one coat primer, and one coat finish. Painted wood will be caulked. Shrinkage cracks in caulk are common, should be expected, and are considered a homeowner maintenance item.

(2) paint color thru-out home are included. Additional colors are \$200.00.

Stained wood to have one coat O'Leary Finishing or equal as determined by Builder, one coat sanding sealer, and one coat varnish.

Garage: No paint

Exterior: One coat of paint, except pressure treated lumber (and other maintenance free materials such as vinyl and aluminum), and caulk around windows and doors.

Exterior Decking: (if included in contract) will not be painted or stained unless mutually agreed otherwise.

24) Grading: Backfilling will be sufficient to provide access for construction and grading to provide drainage away from the building. Any disturbed area that can be graded with a bulldozer on the building site within **30 feet** of building shall be rough graded at time of backfill and blade graded at completion. Builder is not responsible for settling around the house, trenches and so forth, after the building is occupied. Builder NOT responsible for any existing tree dying except those planted and guaranteed by Landscape Company. **Landscaping per allowance.** none

25) Extras: Any additions, extras, or changes made by buyer shall be on a CHANGE ORDER form and signed by both Builder and Buyer. Change order payments are due at the time of signature.

26) Selection Schedule: It shall be the obligation of Buyer to supply Builder with a signed copy of the selection schedule in a timely manner after signing the construction contract. Construction of home will not begin until all selection with final plan details are signed off by homeowner.

27) Utilities: Temporary power and utilities (electricity, natural gas, propane, water, etc...) will be placed in Builder's name during construction. The following costs are the Builder's responsibility. Utility hookups include public water, public sewer, storm sewer, underground electric and underground gas.

28) Plans: Cost of plan development included. If the Buyer requests custom changes, then the Buyer shall pay for design services. (See Design Agreement form).

29) Financing: Cost for construction financing is **not** included.

30) Allowances:

All allowances included. The allowance dollar amounts set on the specified items in this agreement are hereby agreed upon by both Buyer and Builder. The allowances are amounts which can be spent by Buyer for those selected items as denoted in these specifications. An allowance is set when Builder is unable to determine the exact cost of any product. An allowance item may cost less or more than specified sum. If it is less, Builder will refund the difference to Buyer.

31) Miscellaneous items/ Comments:

Vinyl mailbox with pressure treated post
Interior cleanup of construction debris included.
Exterior cleanup and haul away of construction debris include

32) Special Allowance Summary:

Light Fixtures.....	Allowance \$1,750.00
Tree Removal.....	Allowance \$3,500.00
Appliances.....	Allowance \$ 800