

278474 **4143 Benham Way, Okemos, MI 48864** **\$651,330**
Residential Active



4143 Benham Way

County: Ingham
City: Okemos
Key: None
Township/Tax Authority: Meridian Twp
Property Sub-Type: Single Family Residence
 Championwoods Association
Entry Level: 1
List Price: \$651,330
Baths Full - Total: 2
Baths Half - Total: 1
Baths - Total: 3
Bedrooms Total: 4
Cross Street: Benham Way/Sophia Pkwy
Lot Acres: 0.154
Lot Size Dimensions: 76.51x115.63
Frontage Length: 76
Waterfront: Yes
Water Body Name: Pond
School District: Okemos
Elementary School District: Okemos
Elementary School: Bennett Woods Elementary School
Subdivision: Champion
Home Warranty: Yes
Reserved Items: No
Year Built: 2024
Builder Name: Giguere Homes
Occupancy: At Close
Building Area Total SqFt: 3,535
Total Livable Area: 2,407
Association Name: Championwoods Association
Association Fee: \$500
Association Fee: Annually
Frequency:
Association Fee/Yr:

Directions: Hulett Rd./Sophia Parkway-W onto Sophia Parkway, N on Benham Way to property.
Legal: UNIT 66 CHAMPION WOODS CONDOMINIUMS SPLIT/COMBINED ON 01/12/2015 FROM 33-02-02-29-401-004

Parcel #: 33020229402066
State Eq Value: \$52,500

Tax Year: 2023
Taxable Value: \$50,400

Taxes: \$3,593.09
Zoning: Residential

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

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

Level 1 Finished Area: 1,128
Level 2 Finished Area: 1,279
Level 3 Finished Area: 0
Below Grade Finished Area: 0
Above Grade Finished Area: 2,407
SqFt - Basement: 1,128

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	Second	17 x 16.2			Bedroom 2	Second	11 x 13		
Living Room	First	16 x 15			Bedroom 3	Second	11 x 11.2		
Dining Room	First	9.8 x 15			Kitchen	First	9.1 x 15		
Laundry	Second	9.6 x 5.6			Loft	Second	11 x 12		
					Office	First	11.1 x 12.1		
					Other		11.4 x 10.8		Sunroom

Association Amenities: Maintenance; Management; Playground; Water
Appliances: Dishwasher; Disposal; Gas Range; Humidifier; Ice Maker; Microwave; Refrigerator; Self Cleaning Oven; Stainless Steel Appliance(s); Vented Exhaust Fan
Basement: Bath/Stubbed; Concrete; Egress Windows; Full; Sump Pump; Walk-Out Access
Community Features: Curbs; Playground; Sidewalks; Street Lights
Cooling: Central Air
DPR: DPR Eligible: Yes
Exterior Features: Lighting; Rain Gutters
Electric: 200+ Amp Service
Exterior: Shingle Siding; Stone; Vinyl Siding
Flooring: Carpet; Vinyl; See Remarks
Foundation Details: Concrete Perimeter
Fireplace Features: Fireplace Total: 1; Blower Fan; Gas; Great Room; Heatilator
Frontage Type: Waterfront
Heating: Central; Forced Air; Natural Gas
Interior Features: Chandelier; Double Vanity; High Ceilings; Kitchen Island; Open Floorplan; Pantry; Recessed Lighting; Smart Thermostat; Stone Counters
Improvements: 4 Season Room; Great Room

Land & Acreage: 1/4+ thru 1/2 Acre
Lot Features: Back Yard; Few Trees; Front Yard; Rectangular Lot; Sloped; Sloped Down; Subdivided; Views; Waterfront
Laundry Features: Laundry Room; Upper Level
Levels: Two
Property Conditions: Proposed Build
Parking Features: Garage Spaces: 3; Attached; Concrete; Driveway; Finished; Garage; Garage Door Opener; Garage Faces Front; Private
Patio & Porch Features: Deck; Front Porch; Patio; Porch
Property Use: Primary
Roof: Shingle
Road Frontage Type: Private Road
Security Features: Firewall(s); Smoke Detector(s)
Road Surface Type: Paved
Sewer: Public Sewer
Terms: Cash; Conventional
Architectural Style: Site Condo
Utilities: Cable Available; Electricity Connected; High Speed Internet Available; Natural Gas Connected; Sewer Connected; Underground Utilities; Water Connected
View: Neighborhood; Trees/Woods; Water
Waterfront Features: Waterfront
Window Features: Insulated Windows; Low Emissivity Windows
Water Source: Public

Public Remarks: Proposed 3 car garage 2 story plan in Champion Woods! This open concept plan offers 9' ceiling on main level, a flex room off foyer, and the back half of home includes a great room w/gas fireplace, sunroom, dining, U-shaped kitchen with island, walk-in pantry and 6' mudroom bench coming in off garage. Upstairs is a spacious loft, the Owner's suite offers an ensuite bathroom with private stool room, double vanity, linen & fiberglass shower with separate oversized WIC. Bedrooms 2 & 3 are down the hall to the laundry room & secondary bathroom. Basement offers an optional finish for a bedroom, bathroom & large lower level rec./game room.

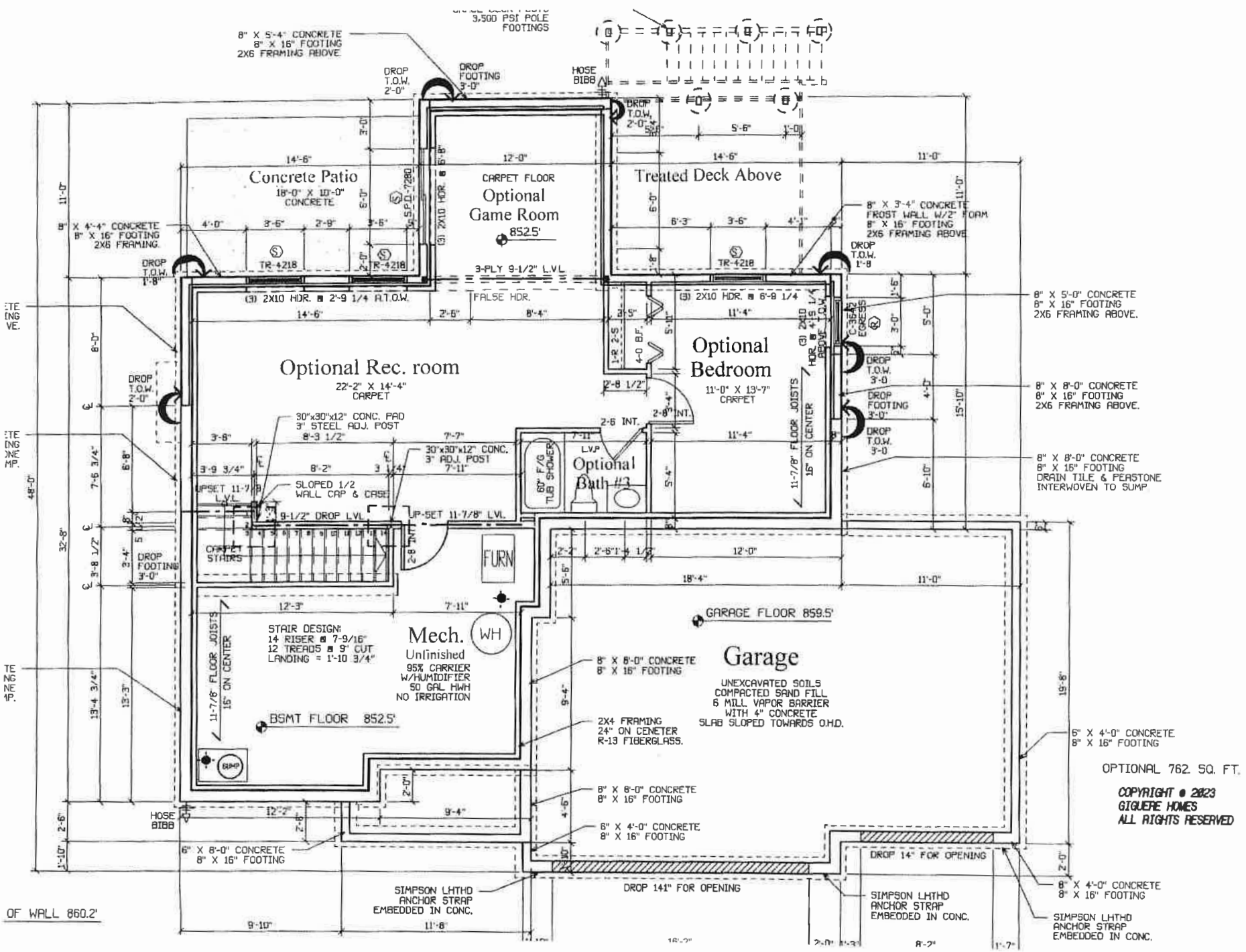
Buyer Agency Fee: 3%

James Giguere
 Giguere Realty & Development, L.L.C.



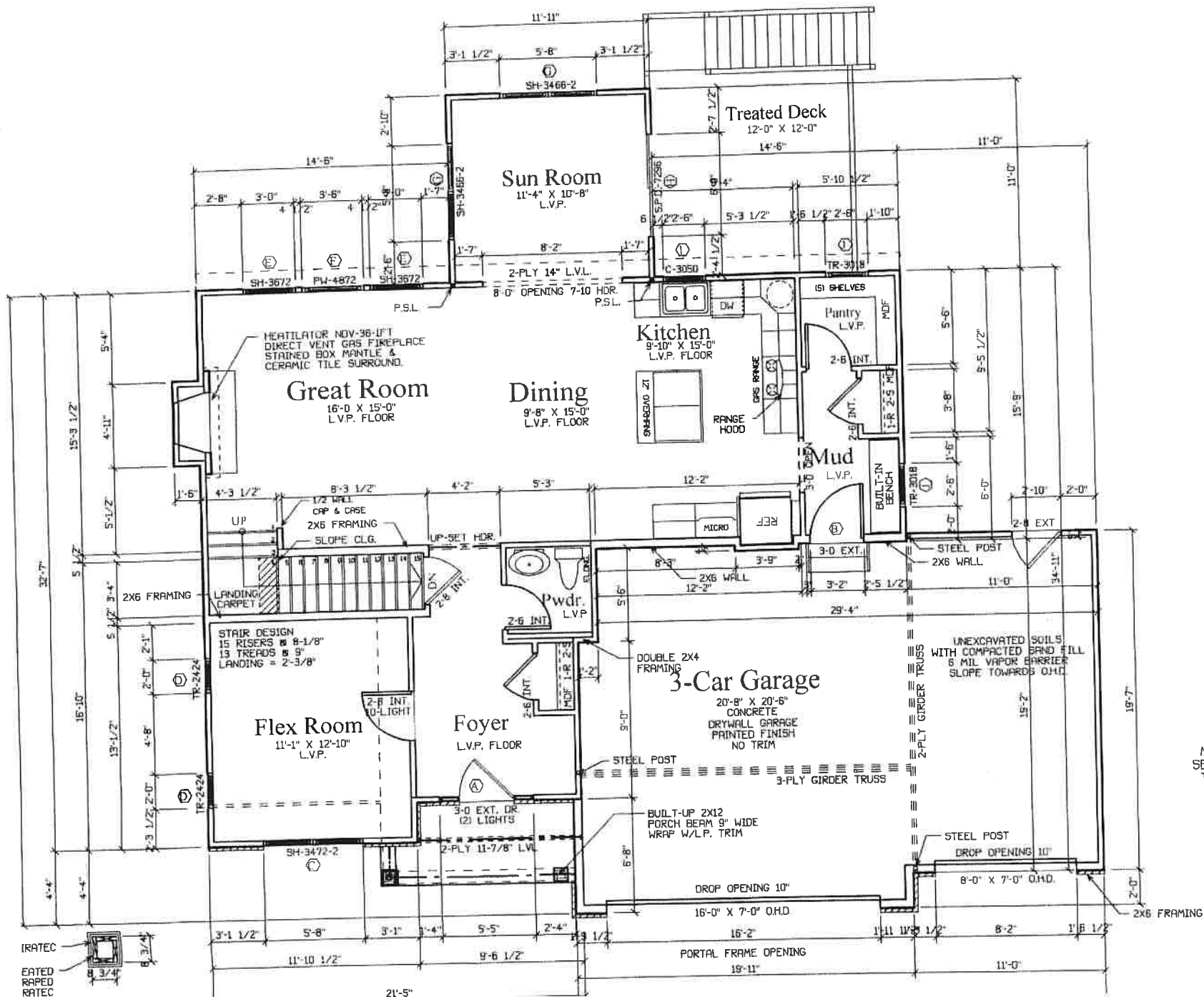
Front Elevation

SCALE 1/4" = 1'-0"



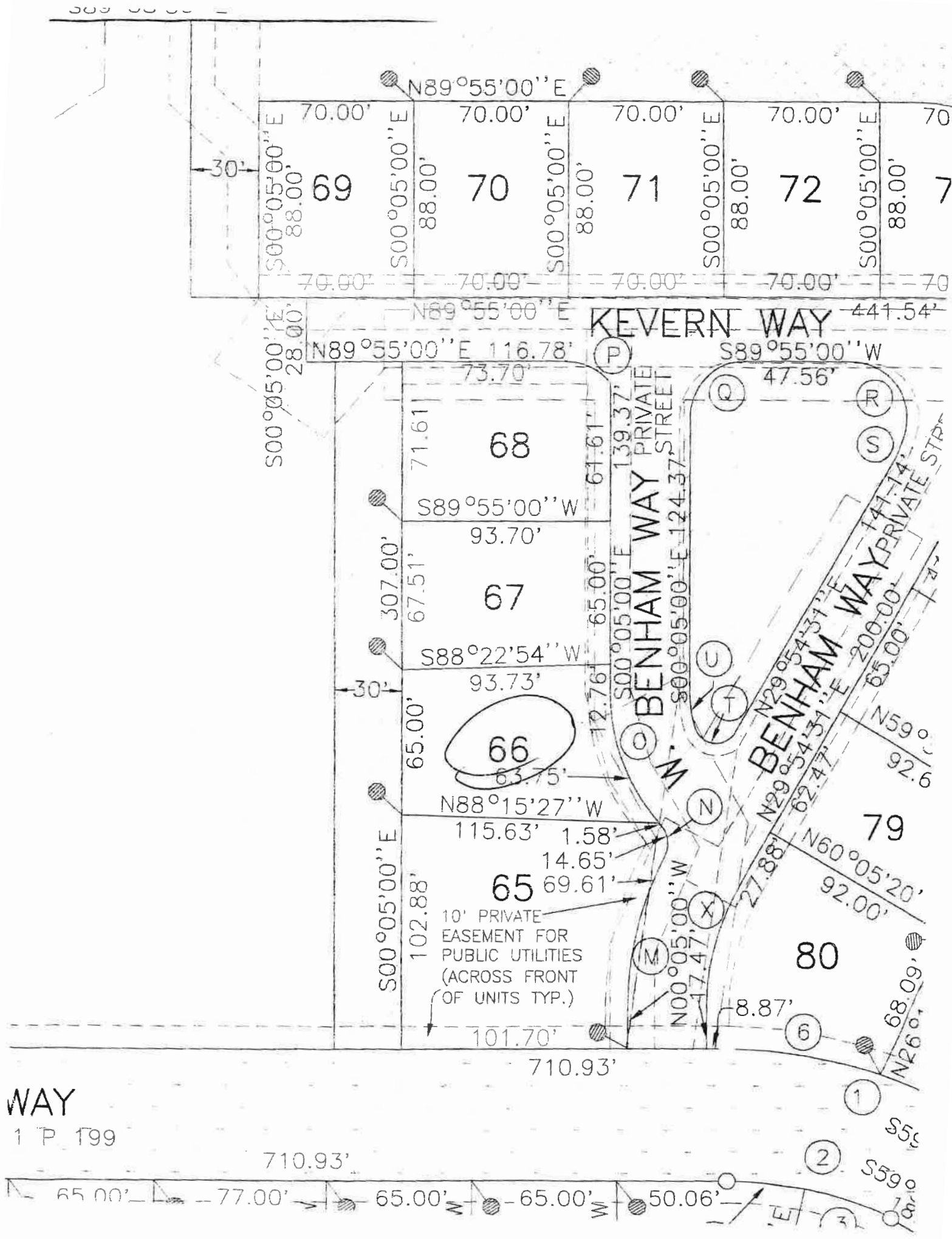
OPTIONAL 762 SQ. FT.
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OF WALL 860.2'

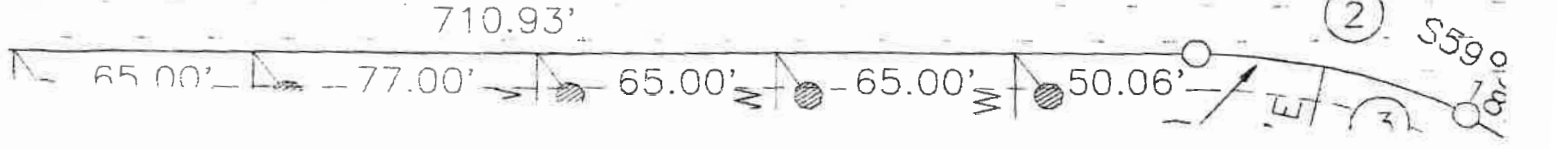


MAIN FLOOR 1,128 SF
 SECOND FLOOR 1,279 SF
 TOTAL AREA 2,407 SF

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WAY
 1 P. 199



GIGUERE

Homes

SPECIFICATION SHEET

Date:

Builder's Job Number: CW#66

Buyer:

Lot: 66 **Subdivision:** Champion Woods

Basement: Walkout / Option Finished Lower Level

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. **(1) Egress window, (1) patio door, (3) Transom Windows**

2) Frame Work: 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 pre-finished gutters and down spouts as required for proper drainage.

Entire building wrapped in Pactiv "Classic Wrap" **Green** or equivalent material per code.

3) Insulation: Energy seal package included to meet Michigan Energy Code

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

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

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

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

Cantilever spaces: **R-30 Fiberglass Insulation**

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

Basement perimeter: **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/shakes and cultured stone veneer, per print.

Siding: Variform "**American Herald**" standard selections

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 extension jambs and casing on 4-sides.

Type and size as per blueprint. Color: White Grills: between the glass per elevations

6) Masonry: Cultured stone veneer (Group 1 standard selections), per plan.

7) Fireplace: Heatilator NDV-36IFT

Surround: Ceramic Tile Grp 1

Mantel: Painted Box Mantle, per plan

Hearth: Ceramic tile 18" out from wall. Group #1 standard selections

Doors: Fixed glass face

Blower: Included with switch for control

8) Doors and Hardware:

Front door: Insulated fiberglass Craftsman style with 2 Craftsman style sidelights. Smooth painted. Clear Glass.

Fire door: Insulated fiberglass, 6-panel insulated, 20-min fire rated, per print.

Service Door: Insulated fiberglass, 6-panel insulated, smooth painted

Interior doors: Hollow core, 2-panel "Cambridge" smooth painted

Garage doors: C.H.I. OHD, embossed steel, non-insulated raised panel, 16'x7' and 8'x7', series-#2250.

1/2 HP **Liftmaster** operators model #8365 with integrated photocell safety sensor, two hand control(s).

Additional Item: Keypad entry on 8' door

Interior Door 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).

Tustin lever design 740TNL Kwikset F series keyed locks on exterior doors (except main entry and sliding glass doors and French doors as applicable).

Tustin lever design 730TNL/720TNL Satin Nickel series on interior doors (privacy sets at baths and bedrooms, passage sets elsewhere).

Taymor: Satin nickel Towel bars: (1) per full bath, (1) Toilet paper holder and (1) towel ring all baths. Bi-fold knob per standard selection. Doorstops installed on all active doors.

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

Powder Room: Color: **White**; Finish: **Chrome**

Lavatory: **Pedestal Sink**

Lavatory Faucet: **Delta "Woodhurst" 2532LF-SSMPU**

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

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

Shower: **Oasis 60"** fiberglass stand up shower enclosure

Shower Valve: Delta "Woodhurst" shower valve **T14232/R10000**

Shower Door: Glass chrome slider

Lavatory: **Builders Select Quartz** w/ undermount sink

Lavatory Faucets: Delta "Woodhurst" **2532LF-MPU**

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 sink
Lavatory Faucet: Delta "Woodhurst" **2532LF-MPU**
Toilet: Gerber **SE-20-102** round w/ seat

Optional L.L. Bath #3 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 sink
Lavatory Faucet: Delta "Woodhurst" **2532LF-MPU**
Toilet: Gerber **SE-20-102** round w/ seat

Kitchen: Sink: Undermount Stainless Steel 50/50 equal bowls

Faucet: **Delta** "Linden" **4153-DST**
Disposal: Badger ½ horsepower
Ice maker line included.
Dishwasher hookup included

Laundry: Washer plumbing for future hookup included (Electric) Dryer
Floor drain w/ chrome finish included.

Basement and Miscellaneous:

One 50 gallon power 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.

10) Electrical: Service: 200 amp circuit breaker: underground.

Standard 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: **Gas** Dryer: **Electric**

Option for Lower-Level Finish

11) 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.

12) Mirrors: Plate Glass Mirrors sized to be 3" less than the width of the countertop and 42" high

13) Heating: Carrier 95% 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 w/ auto humidistat
Thermostat type Digital programmable
Special gas lines HWH, furnace, fireplace, range
Venting (4) standard Bath fan, (1) Micro hood

Option for Lower-Level Finish

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

Garage: Drywall entire Garage. **Painted with no trim.**

Option for Lower-Level Finish

15) Flat Work Cement: All cement to be approximately 4" thick. Basement to be troweled smooth, garage semi smooth, all outside cement to 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 print.
Approach 16' wide concrete with 2' flares.
Lead walk 3.5' wide concrete per print.
Steps..... 1-step width of entry door.
Sidewalk 5' concrete per site plan.

16) Deck: 12' x 12' Pressure Treated deck with 2x2 treated spindles. Steps to grade are included.

17) Finished Flooring:

LVT/LVP: Group #1 standard selections; Great Room, Dining Room, Sun Room, Kitchen, Mud Room, Powder Room, Foyer, Pantry, Laundry, Bath #2, & Owners Bath Floor.

Carpeting: Group #3 w/ 8lb pad; Flex Room; Flex Room, Owners Bedroom, Owners WIC, Main stairs, Second floor hallway, Loft, Bedroom 2, Bedroom 3, and all Bedroom closets.

Ceramic Tile: Group #1 standard selections; Fireplace Surround.

Option for Lower-Level Finish Per Print

18) Cabinets: Aline

Group #1 standard selections; Kitchen, Owners Bath, Owners Bath, & Bath #2.

Crown moulding: Standard selection included on Kitchen cabinets

Soft close drawers & doors: Included on all cabinets

Hardware: Standard selections 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.

Option for Lower-Level Finish Bath#3

19) Interior Trim

Main Trim: 5 ¼" base, 3 ¼" casing ultralite MDF paint grade "Craftsman Style"

Closet Trim: 3 ¼" base, 2¼" casing ultralite MDF paint grade "Craftsman Style"

Base shoe applied to all hard floor areas.

Closets: MDF shelving, per plan

Windows: MDF extension jambs and casing on 4-sides

Basement staircase: Finished with drywall, paint, handrail and carpet

Main staircase: Half walls with painted MDF caps

Option for Lower-Level Finish

20) Counter Tops:

Whole House Builders Select Quartz: Kitchen, Island, & Owner's Bath, & Bath#2.

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...

Option for Lower-Level Finish Bath#3

21) Appliances: GE Stainless finish

Range/Oven: **JGS760SPSS or equal no back**

Refrigerator: **GFE26JYMFS or equal French Door with ice & water**

Micro hood: **JVM3160RFSS or equal**

Dishwasher: **GDT550PYRFS 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. 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.

22) 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.

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

Deck flooring (if included in contract) will not be painted or stained unless mutually agreed otherwise.

23) 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. **No irrigation or landscaping included.**

24) 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.

25) 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.

26) 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.

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

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

29) 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.

30) Miscellaneous items/ Comments:

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

31) Special Allowance Summary:

Light Fixtures.....Allowance \$2,000.00
Appliances.....Allowance \$4,400.00