

**278469** **Lot 1 Crane Circle, Okemos, MI 48864** **\$833,000**  
**Residential Active**



Front Elevation  
 SCALE: 1/4" = 1'-0"

**Lot 1 Crane Circle**

<b>County:</b>	Ingham	<b>Lot Acres:</b>	0.47
<b>City:</b>	Okemos	<b>Lot Size Dimensions:</b>	170x155
<b>Key:</b>	None	<b>Frontage Length:</b>	170
<b>Township/Tax Authority:</b>	Meridian Twp	<b>School District:</b>	Okemos
<b>Property Sub-Type:</b>	Single Family Residence	<b>Elementary School District:</b>	Okemos
<b>Association Name:</b>	Sanctuary HOA	<b>Subdivision:</b>	Sanctuary
<b>List Price:</b>	\$833,000	<b>Home Warranty:</b>	Yes
<b>Baths Full - Total:</b>	3	<b>Reserved Items:</b>	No
<b>Baths Half - Total:</b>	1	<b>Year Built:</b>	2024
<b>Baths - Total:</b>	4	<b>Builder Name:</b>	Giguere Homes
<b>Bedrooms Total:</b>	4	<b>Occupancy:</b>	Per Contract
<b>Cross Street:</b>	Robins Way/Crane Circle	<b>Building Area Total SqFt:</b>	4,452
		<b>Total Livable Area:</b>	3,352
		<b>Association Name:</b>	Sanctuary HOA
		<b>Association Fee:</b>	\$350
		<b>Association Fee Frequency:</b>	Annually
		<b>Association Fee/Yr:</b>	

**Directions:** Hulett Rd./Loon Lane-Loon Lane to Robins Way to Crane Circle on Left  
**Legal:** LOT 1 CRANE CIRCLE; NEW CHILD PARCEL LEGAL DESCRIPTION WILL BE CREATED FROM THIS PARENT PARCEL; A PARCEL OF LAND IN SE 1/4 OF SEC 32 T4N R1W BEG AT E 1/4 COR OF SCE 32-S89D45' 08"W ALNG E-W 1/4 LN 700 FT S00D 28'37"E 458 FT TO N LN OF SANTUARY SUB -N89D45'08"E ALNG SD N LN 700 FT TO E LN OF SD SEC - N00D28'37"W ALNG SD SEC LN 458 FT TO POB(7.36 A) (SPLIT/COMBINED ON 08/01/2019 FROM 33-02-02-32-400-005

<b>Parcel #:</b> 0000000000000	<b>Tax Year:</b> 2023	<b>Taxes:</b> \$0
<b>State Eq Value:</b> \$0	<b>Taxable Value:</b> \$0	<b>Zoning:</b> Residential
<b>#Full Baths 3:</b> 0	<b>#Half Baths 3:</b> 0	<b>Level 1 Finished Area:</b> 2,215
<b>#Full Baths 2:</b> 0	<b>#Half Baths 2:</b> 0	<b>Level 2 Finished Area:</b> 0
<b>#Full Baths 1:</b> 2	<b>#Half Baths 1:</b> 1	<b>Level 3 Finished Area:</b> 0
<b>#Full Baths B:</b> 1	<b>#Half Baths B:</b> 0	<b>Below Grade Finished Area:</b> 1,115
		<b>Above Grade Finished Area:</b> 2,237
		<b>SqFt - Basement:</b> 2,237

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	First	14 x 15.2			Bedroom 2	Second	12 x 11.6		
Living Room	First	18 x 21.4			Bedroom 3	Second	12 x 11.6		
Dining Room	First	11.4 x 10			Bedroom 4	Second	12.6 x 11		
Laundry	First	8.11 x 5.5			Bedroom 5	Basement	12 x 13		
					Family Room	Basement	30 x 18.2		
					Game Room	Basement	11 x 11.8		
					Great Room	First	18 x 21.4		
					Kitchen	First	11.8 x 11.7		
					Office	First	13.8 x 12.3		

**Appliances:** Convection Oven; Dishwasher; Disposal; Gas Cooktop; Gas Water Heater; Humidifier; Ice Maker; Microwave; Range Hood; Refrigerator; Self Cleaning Oven; Stainless Steel Appliance(s); Vented Exhaust Fan  
**Basement:** Bath/Stubbed; Egress Windows; Full; Sump Pump  
**Community Features:** Sidewalks  
**Cooling:** Central Air; Exhaust Fan  
**DPR:** DPR Eligible: No  
**Exterior Features:** Lighting; Rain Gutters  
**Electric:** 200+ Amp Service  
**Exterior:** Stone; Vinyl Siding  
**Flooring:** Carpet; Vinyl; See Remarks  
**Foundation Details:** Concrete Perimeter  
**Fireplace Features:** Fireplace Total: 1; Electric; Great Room  
**Heating:** Forced Air; Natural Gas  
**Interior Features:** Double Vanity; High Ceilings; Kitchen Island; Open Floorplan; Pantry; Recessed Lighting; Smart Thermostat; Soaking Tub; Stone Counters; Walk-In Closet(s)  
**Improvements:** 4 Season Room; Great Room  
**Land & Acreage:** 1/4+ thru 1/2 Acre  
**Lot Features:** Back Yard; Front Yard; Level; Many Trees; Subdivided; Views  
**Laundry Features:** Laundry Room; Main Level  
**Levels:** One  
**Property Conditions:** Proposed Build  
**Parking Features:** Garage Spaces: 3; Attached; Concrete; Driveway; Finished; Garage; Garage Door Opener; Garage Faces Front  
**Patio & Porch Features:** Deck; Front Porch; Porch  
**Property Use:** Primary  
**Roof:** Shingle  
**Road Frontage Type:** City Street  
**Security Features:** Firewall(s); Smoke Detector(s)  
**Road Surface Type:** Paved  
**Sewer:** Public Sewer  
**Terms:** Cash; Conventional  
**Architectural Style:** Ranch  
**Utilities:** Cable Available; Electricity Connected; Natural Gas Connected; Phone Available; Sewer Connected; Underground Utilities; Water Connected  
**View:** Neighborhood; Trees/Woods  
**Window Features:** Insulated Windows; Low Emissivity Windows; Screens  
**Water Source:** Public

**Public Remarks:** Proposed 3 car garage Ranch Plan in Sanctuary Phase III > The open concept plan offers 9' ceiling heights to main & lower level. Many interior features include a 11' 4x10 sunroom, 9'2 kitchen island, 6' gas fireplace, walk-in pantry, an owner's suite with private stool room, 6' soaking tub, 48x75 tiled walk-in shower & wic. The basement has a game & rec room, full bath. 4th bedroom and ample storage.

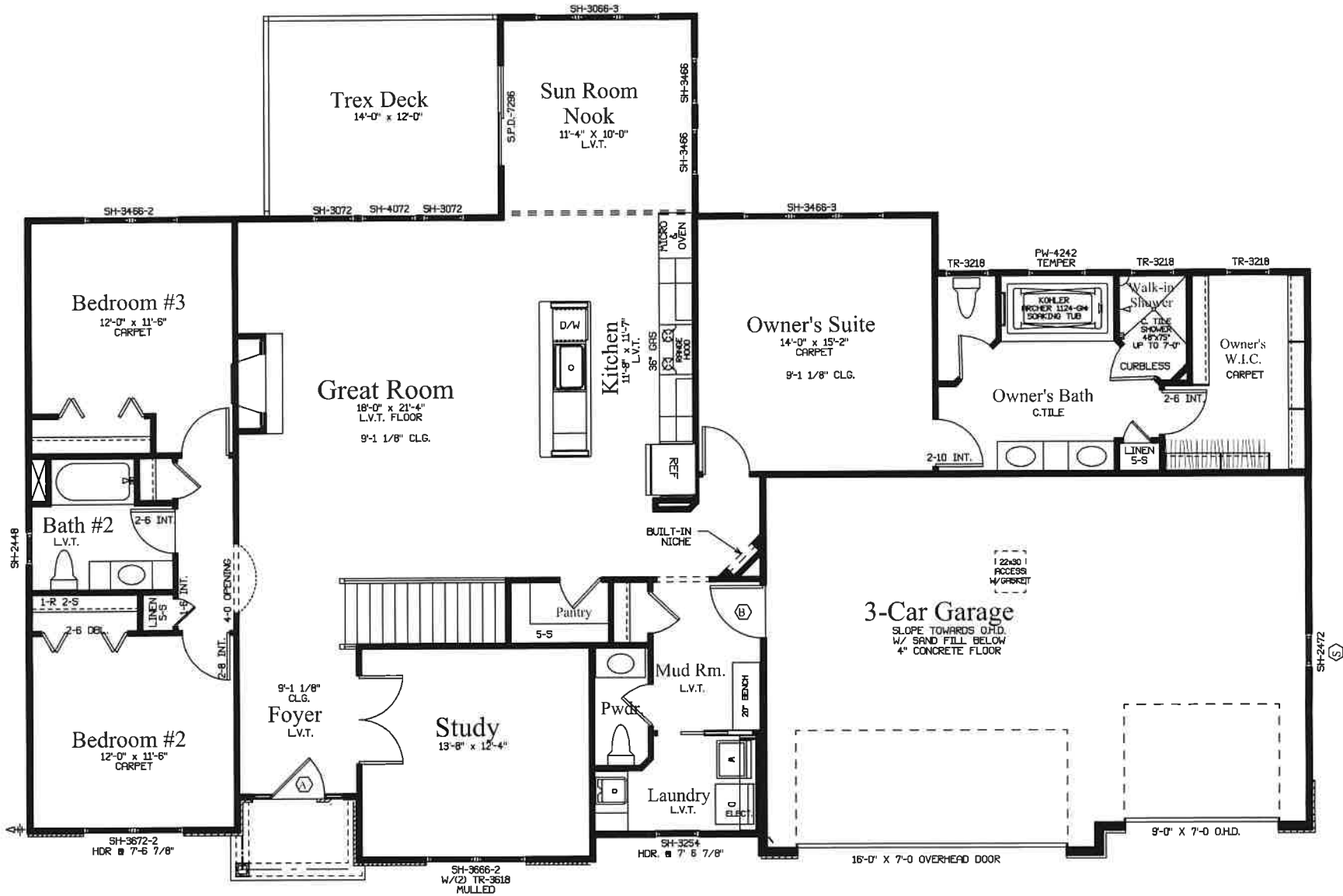
**Buyer Agency Fee:** 3%  
**Trans Coord Fee:** \$395

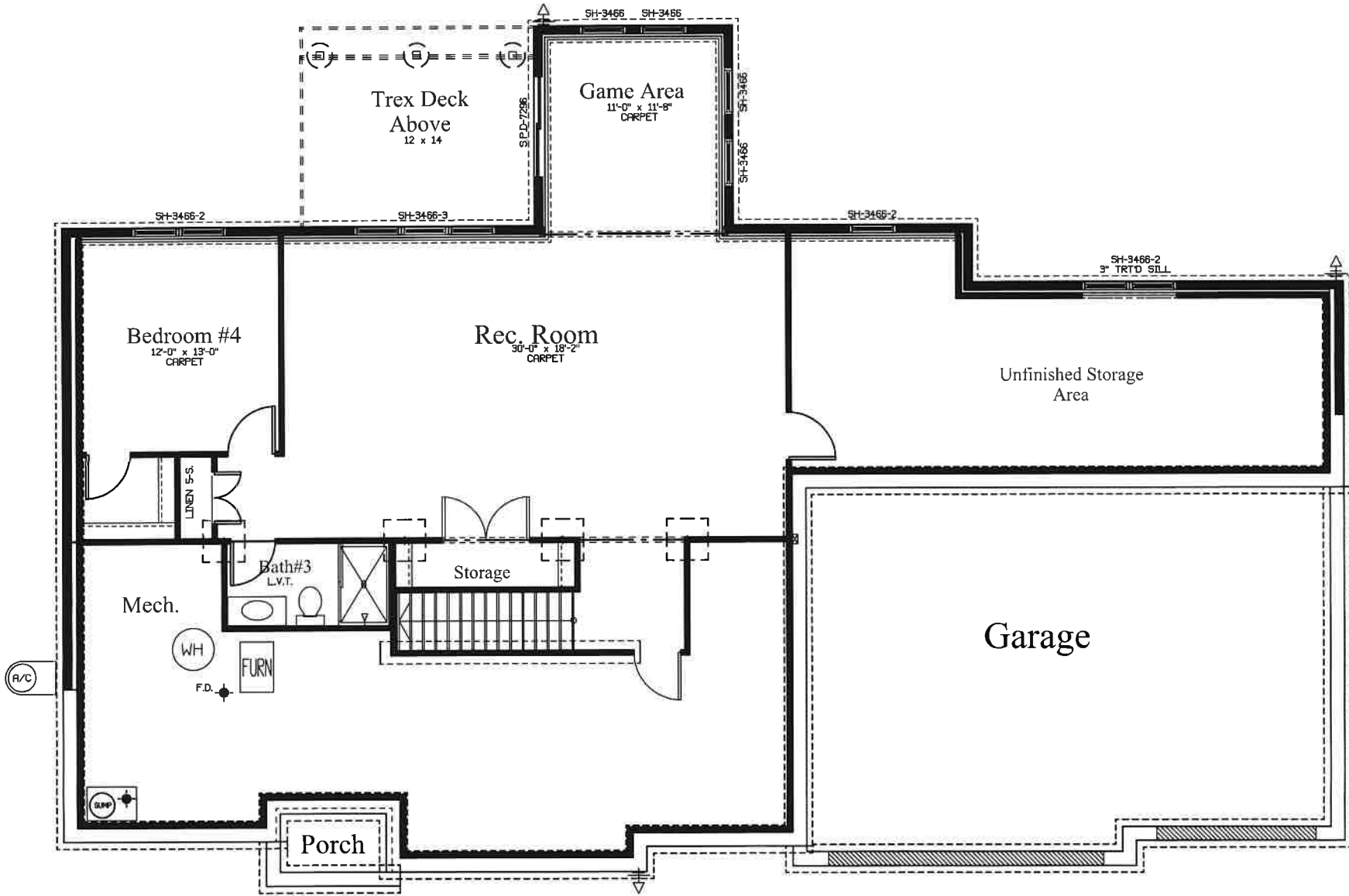
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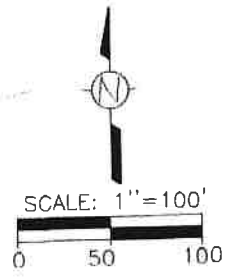
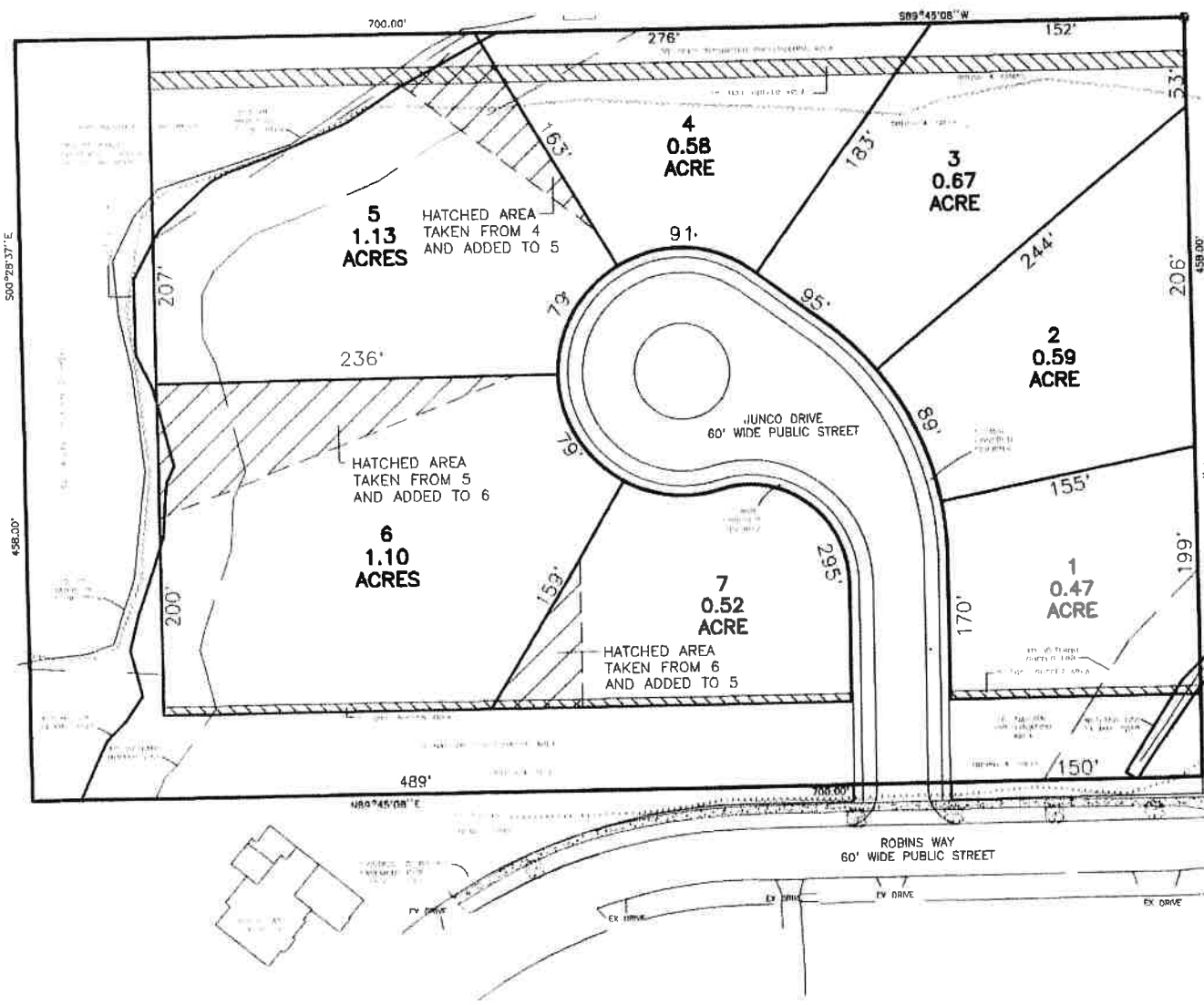


*Front Elevation*

SCALE 1/4" = 1'-0"







SANCTUARY III  
 09-20-2023  
 PROPOSED CHANGES TO  
 LOT LINE LOCATIONS

500'25'37"E  
 456.30'

458.00'  
 206'  
 458.00'  
 199'  
 150'  
 155'  
 170'  
 150'  
 150'

700.00'  
 276'  
 583'45"08"W  
 152'  
 53'  
 163'  
 183'  
 91'  
 95'  
 244'  
 206'  
 236'  
 79'  
 79'  
 153'  
 295'  
 155'  
 170'  
 150'  
 489'  
 489'  
 489'45"08"E  
 706.60'



## Specifications

**Date:**

**Builder's Job Number:**

**Buyer:** Giguere Homes

**Parcel : Subdivision:**

**Basement:** Partial Finish Walk out Plan

**1) Foundation:** 10" x 10'-0" poured concrete wall except 10" x 10' in brick area or per print. 10" x 10' 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 per plan.

**2) Frame Work:** 9' first floor walls with

Wood basement beams and steel columns by builder.

First floor deck: Engineered 11-7/8" T.J.I. floor joists or equal per print or code whichever is greater.

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

Exterior walls: 2x4 studs, & 2x6 per print, 16" on center with 7/16 O.S.B. 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 7/16" OSB with clips on rafters.

Roofing: **CertainTeed Landmark** shingles with ice & water shield rolled roofing at eaves and for valley base with 15 lbs. felt underlayment. Attic ventilation by ridge 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 includes Energy Seal Package.

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

Garage: Insulate house/garage wall. Insulation on garage sidewalls, front wall and ceiling.

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

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

**Finished 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.

**Unfinished basement area: R-13 fiberglass** insulation between 2x4 walls set 24" OC. perimeter walls.

**4) Siding: L.P. Smart siding and Cultured Stone, per print.**

Fascia: Aluminum (Color: per selections)

Exterior trim: **5/4 1x LP Smart Trim at all sides including window wrap** per plan.

Soffit: Continuous vented aluminum (Color: per selections)

**5) Windows: Jeld Wen** single hung, glass windows and sliding glass doors w/ site built MDF Jamb extensions. Type and size as per blueprint.

**Color:** White                    **Grills:** between the glass per elevations

**6) Masonry: Stone** veneer per elevation & selections sheet per print.

**Stone veneer:** Standard group #1 selections.

**7) Fireplace:** Heatilator NDV- 4236. R.O. (42"x36"x 20").

Fireplace Face Family room: w/ ceramic tile surround **Group #1**

Mantle: Standard MDF with moldings, painted

Hearth: Flush Tile 18" out from floor

Doors: Fixed glass face.

Fan: Included with switch for operation for fireplaces

**8) Doors and Hardware:**

Front door system: Fiberglass door (6 panel) painted finish with (2) 12" sidelights per print.

Exterior doors: Insulated six panel steel, 20 minute fire door at garage or equal, per print.

Interior doors: Hollow core doors "**Cambridge**" smooth, two panel – doors

**Garage doors:** C.H.I. OHD, embossed steel, long panel, 16'x7' & 9'x7' series-#4250s.

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

**9) Hardware: Kwikset Satin Nickel.**

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

**Kwikset** 780 series dead bolts on all exterior doors (except sliding glass doors).

**Halifax** design 740H **Kwikset** Signature series keyed locks on exterior doors (except main entry and sliding glass doors and French doors as applicable).

**Halifax** design 730H & 720H Satin Nickel series on interior doors (privacy sets at baths and bedrooms, passage sets elsewhere).

**Taymor: Chrome** Towel bars: 1 per full bath only. 1-Toilet paper holder & towel ring all baths. Bi-fold knob per standard selection. Doorstops installed on all active doors.

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

**Owners Bath: Color: White; Finish: Satin Nickel**

Shower: Ceramic Tile Shower (48"x 75") tile up to 7' height

Shower Valve(s): (2) Delta "Woodhurst" shower valve T14232/R10000 (2)

Shower Door: Euro door

Soaking Tub: Drop in Kohler Archer1124-GH 72"x36"

Soaking Roman tub filler: Woodhurst deck mount

Lavatory: **Builders Select Granite** w/ undermount sinks (2)

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

Toilet: **GWS20918** - Gerber Comfort Height Elongated Stool w/ seat

**Powder Room: Color: White; Finish: Satin Nickel**

Lavatory: **Builders Select Granite** w/ integrated sink  
Lavatory Faucet(s): Delta "Woodhurst" **2532LF-MPU**  
Toilet: **GWS20918** - Gerber Comfort Height Elongated Stool w/ seat

**Bath #2: Color: White; Finish: Satin Nickel**

Tub/Shower: Aker CM-60- Fiberglass.  
Shower rod: Standard chrome  
Tub/Shower Valve: Delta "Woodhurst" **T14432/R10000**  
Lavatory: **Builders Select Granite** w/ integrated sink  
Lavatory Faucet: Delta "Woodhurst" **2532LF-MPU**  
Toilet: **GWS20918** - Gerber Comfort Height Elongated Stool w/ seat

**Kitchen: Sink: Blanco Granite double bowl 50/50 undermount.**

Faucet: Essa 9113-AR-DST  
Disposal: ½ horsepower badger w/ air switch  
Ice maker line included. Dishwasher hookup included.

**Laundry: Washer plumbing for future hookup included**

Tub: Mustee 10 drop in laundry tub Upper wall cabinets 2 included  
Faucet: Delta #2131  
Dryer: Electric

**L.L. Bath #3: Color: White; Finish: Satin Nickel**

Tub/Shower: Aker S-60 shower Fiberglass.  
Shower Door: Chrome clear glass framed shower door  
Tub/Shower Valve: Delta "Woodhurst" **T14432/R10000**  
Lavatory: **Builders Select Granite** w/ integrated sink  
Lavatory Faucet: Delta "Woodhurst" **2532LF-MPU**  
Toilet: **GWS20918** - Gerber Comfort Height Elongated Stool w/ seat

**Basement and Miscellaneous:**

(1) 50 gallon hot water heater tank w/natural gas direct vent.  
Number of outside lawn faucets: **2**.  
Rough in three piece bath  
Submersible sump pump with floor drain and cover. Recessed 2" (2x3) area in floor.  
Humidifier hook-up  
If colored baths are included, the color must be selected before framing and will cause an additional charge to the contract price.

**Additional Item:** Sewer ejector crock.

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

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

All openings are governed by the prevailing electric code. All wiring, outlets, and switches are to be shown on electrical floor plan including **0** phone jacks, **4** cable TV. outlets, **2** weatherproofed outside electrical outlets and recesses lights per plan. Basement lights in unfinished areas to be porcelain switched together.



Micro Oven combo: Electric

Dryer: Electric

36" Cooktop: Gas

**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

**Additional Item:** Fan w/ light in sunroom.

**13) Mirrors:** Plate Glass Mirrors included in all Bathrooms. Mirrors to be sized to be 3" less than the width of the countertop and 42" high.

**Additional Item:** Mirror frames in Owners 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, range, 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 with auto humidistat

Thermostat type ..... T Stat – Honeywell T-10

Special gas lines..... HWH, Furnace, Fireplace

Venting ..... (4) Bath fans. (1) Multi speed fan (1 ) Range hood

Zoning ..... (2) Zones - 1<sup>st</sup> floor and lower level

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

**Garage drywall complete:** knock down ceiling, finish trim 3-1/4" base and 2-1/4" casing, painted.

**16) Concrete Flat Work:** All concrete to be approximately 4" thick. Basement to be troweled smooth, garage semi smooth, all outside 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 print.

**Apron** .....28' x 24' concrete non-tapered

**Approach** .....16' wide concrete w/ 2' flares

**Lead walk** .....3.5' wide concrete per plan.

**Steps** .....1-step width of entry door.

**Sidewalk**.....5' Concrete per site plan

**17) Patio/Deck:** 14' x 12' Trex deck with round Metal balusters & Trex rail, Rails included for decks or porches that are 30" or more above grade. Steps to grade **not** included.

**18) Finished Flooring: Flooring as per attached schedule or selection of equal value.**

**Carpeting:** Owners suite, Owners W.I.C., Bedroom#2, Bedroom #3, Bedroom #4 includes closets, & L.L. Rec Room. **Group#2 w/8 lbs. pad selections. Per Plan**

**Ceramic Tile:**, and Owners bath including stool room and shower up to 7'-0" **Group#1 standard selections. Per Plan**

**L.V.T. floor:** Foyer, Great room, Sun room, Nook, Kitchen, Powder Room, Study, Laundry, Mudroom, Bath#2, Bath #3 **Group #1 standard selections. Per Plan**

## 19) Cabinets: Homecrest

**Group #2** standard selections: Kitchen & Owners bath cabinets 42" uppers in kitchen

**Group #1** standard selections: Baths, & Laundry

**Cabinet hardware:** Included on all cabinets

**Soft close doors and drawers:** Included on all cabinets

**Crown molding:** Standard selection included on Kitchen 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

**Main Trim:** 5 1/4" base, 3 1/4" Craftsman style.

**Closet and Garage Trim:** 3-1/4" base, 2 1/4" paint to grade.

Base shoe applied to all hard floor areas.

Closets: One rod, two MDF shelves, unless rods and shelves are shown differently on print.

**Staircase:** Closed Box Beam treads and risers. Balusters to be Metal Balusters **LJ-5060**.

Newel post stained Poplar **LJ-4070** Handrail stainable **LJ-6010**

Open section of lower level stairwell to be 1/2 wall with MDF painted cap at second floor.

**Basement stairwell** to be finished with handrail, drywall and carpet.

**Special trim items:** Bench seat w/hooks above

**Crown:** Standard crown on Kitchen cabinets per plan and selections.

## 21) Countertops:

**Builders Select Granite:** Kitchen Countertops including Island, all baths, & Laundry.

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: Whirlpool.

36" 5-Burner Gas Cooktop: **WCG55US6HS or equal**

36" Wall Mount Hood: **WVW53UC6LS or equal**

36" French Door Refrigerator: **WRF757SDHZ or equal**

30" Microwave/Oven Combo: **WOC54EC0HS or equal**

24" Dishwasher: **WDF330PAHS 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 flat latex primer and one coat of O'Leary 4100 Series **Ceramic** latex paint or equal, off white color. 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 White Pearl. 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.

**Interior walls:**

Closets: 2-6-1 White Pearl

**Garage:** Painted

**(1) 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 wolmanized 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.

**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 will include fill sand for garage, walkout, and porch. Builder **NOT** responsible for any existing tree dying except those planted and guaranteed by Landscape Company. **Landscape and irrigation per Allowance.**

**25) Extras:** Any additions, extras, or changes made by buyer shall be on a WORK 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. 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 financing **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:**

Whitehall Mailbox with paper holder.  
Interior cleanup of construction debris included.  
Exterior cleanup and haul away of construction debris included.

**32) Special Allowance Summary:**

<b>Light Fixtures.....</b>	<b>Allowance \$2,500.00</b>
<b>Landscaping.....</b>	<b>Allowance \$10,000.00</b>
<b>Appliances.....</b>	<b>Allowance \$8,500.00</b>