

Features

TH = Townhomes
CH = Carriage Homes

Neighborhood

- Historic Brush Park neighborhood
- Community sidewalks and tree-lined streets
- The Mews / Accessible Green Spaces - an integral part of City Modern, The Mews – a thoughtfully-designed series of pocket parks – and other accessible green spaces are steps from your door
- Walking distance to the entertainment district, Midtown and the Central Business District
- Conveniently located near major expressways, shopping, restaurants, coffee shops and nightlife
- Close Proximity to Little Caesars Arena, Ford Field and Comerica Park
- Walking Distance to the QLINE streetcar on Woodward Avenue
- Detroit City Water and Sewer
- Neighborhood Enterprise Zone

Contemporary Interiors

- 9' ceilings (ceiling height may vary per plan)
- 3 ¼" oak engineered hardwood in kitchen, nook, great room and hallways
- Full oak staircase with painted riser
- Contemporary half wall at staircase
- Plush carpeting with 6 lb. pad in all bedrooms (also in studio space per plan)
- Interior light fixture package + custom recessed lighting per plan
- Exterior photo sensor lighting
- Tile foyer per plan
- Prewired alarm + low voltage package
- Flat panel solid core swing and pocket doors throughout
- Convenient in-home laundry
- Smoke and carbon monoxide detector
- 1st floor exposed interior brick wall (TH only)
- 3" Painted base moldings

Sleek Baths

- Quartz counter tops in all full baths
- Double sinks in full baths (per plan)
- Moen Align single level chrome faucets
- Stand alone shower with tile walls "to the ceiling" and floors in owners suite
- Steel bathtub/shower in second bath (per plan)
- 12 X 24 custom bath tile
- Frameless decorative mirrors
- Elongated commodes in all baths
- Decorative towel bar package
- Cabinet vanities in full baths
- Pedestal sink in powder rooms, per plan

Gourmet Kitchens

- 42" (CH), 30" (TH) frameless full overlay cabinets with soft action close drawers/doors and pull tab hardware
- Decorative kitchen backsplash
- Quartz countertops
- Custom island with snack bar overhang
- Undermount stainless steel kitchen sink with disposal
- Moen Align chrome faucet with pull down hand held sprayer
- GE 30" gas slide in range
- Waterline prep for refrigerator
- GE concealed and vented hood fan, stainless steel dishwasher and microwave

Features [cont.]

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Modern Exteriors

- One car attached garage (CH)
- Two car attached garage (TH)
- Electric car prep in garage (optional)
- Fully drywalled and firetaped garage
- Garage door opener with remote
- Insulated entry door with decorative lock set
- Extensive exterior accent lighting on photo sensor for each residence
- Private terraces and balconies
- Exterior façade composed of brick, corrugated metal and wood cedar siding along with a decorative perforated metal screening (CH)
- Internal courtyard/light well providing natural light between the homes (CH)
- Expansive floor to ceiling windows and brick façade (TH)

Energy-Efficient Features

- (2) High efficiency gas furnaces (TH)
- (1) High efficiency gas furnace (CH)
- Central air conditioning
- 50 gallon high efficiency power vented water tank
- Furnace mounted humidifier
- Thermal foam and caulk insulation system
- Electric prep to dryer
- Fiberglass and batt insulation on all exterior walls
- Fiberglass insulation in all heated ceilings
- Extensive soundproofing between homes