

# THE MARTIN

TWO-STORY | 2,032 SQ. FT. | 4 BED | 2.5 BATH | 2-CAR GARAGE | BASE PRICE: \$284,900



## DESIGN FEATURES

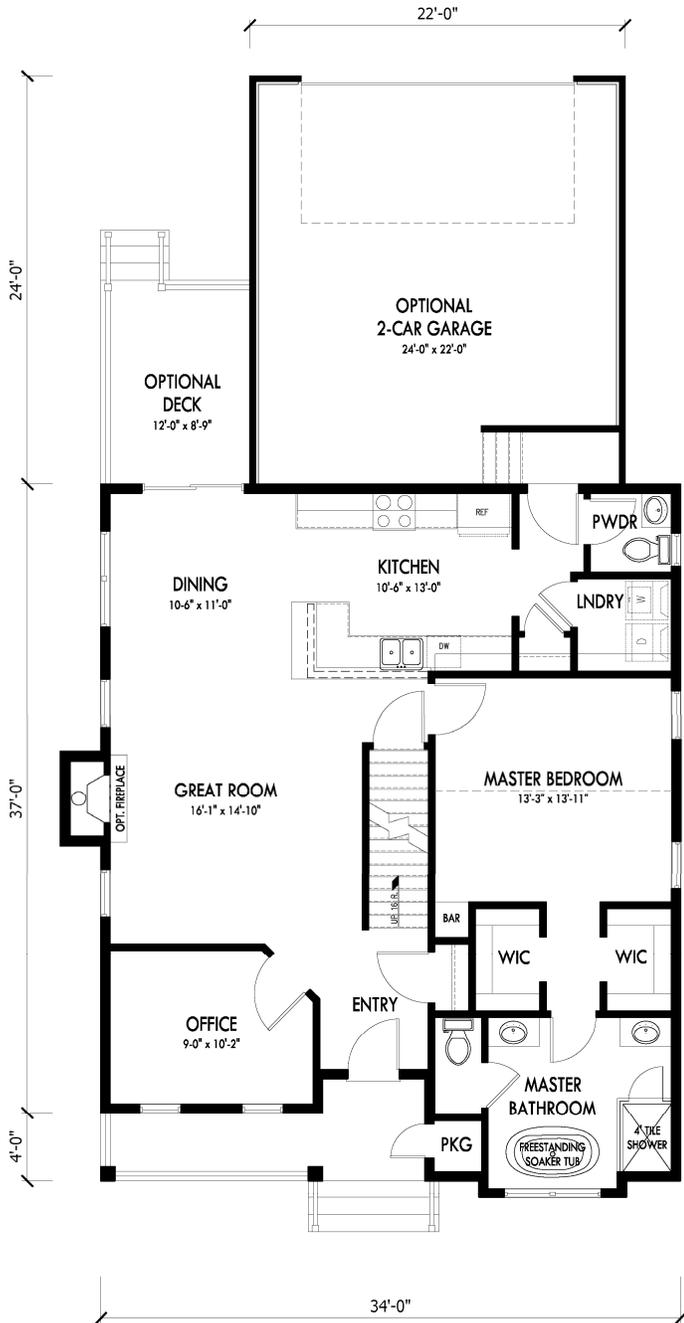
- Large covered front porch with package drop
- First floor office
- Open concept design
- First floor master bedroom
- En suite master bathroom with soaker tub
- Dual walk-in-closets in master bedroom
- Bar niche in master bedroom
- First floor laundry and mud room at rear entry
- Second floor loft
- Customizable floorplans!

**NOW OFFERING \$1 LOTS + \$30,000 SUBSIDY FOR FIRST 10 BUYERS**

Call 414.465.2808 or email [info@emem-group.com](mailto:info@emem-group.com) for more information!

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FIRST FLOOR



SECOND FLOOR

Features shown may not be included in base price. All dimensions are approximate. Builder reserves the right to make changes without notice.



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## STANDARD CONSTRUCTION FEATURES

- 8' poured reinforced concrete walls with 15-yr. waterproof warranty
- 22'x22' detached garage
- 2x6 exterior walls with 9' first floor and 8' second floor wall height
- Prefinished 6" LP Smart Side lap siding and trim
- Aluminum soffit, fascia and seamless gutters
- Vinyl double hung windows w/ low-e, grills between glass and argon filled
- R-10 foundation insulation, R-19 wall insulation, R-50 ceiling insulation
- 4" painted woodwork
- Molded interior doors
- Soft close cabinets with wood drawer fronts and dovetail construction
- Granite countertops
- Lever style door handles
- LVT flooring and carpet allowance
- Tile flooring and shower allowance in master bath
- Low flow plumbing fixtures
- 50-gal high efficiency water heater
- 200-amp electric service, exterior outlets and low-voltage wiring
- 95% high efficiency furnace w/ 13 SEER central air and 7-day programmable thermostat
- One-year Builder warranty

## INCLUDED ALLOWANCES

- \$2,000 Appliance Allowance
- \$600 Light Fixture Allowance

## AVAILABLE OPTIONS

- |   |                           |
|---|---------------------------|
| ▪ Alternate front elevations                  | <b>No Charge</b>          |
| ▪ 2-car attached garage                       | <b>±\$5,000 - \$7,300</b> |
| ▪ Dual sidelights and transom at entry door   | <b>±\$850 - \$1,800</b>   |
| ▪ Patio door and side deck                    | <b>±\$4,000</b>           |
| ▪ Gas fireplace w/ stone face and wood mantel | <b>±\$4,500</b>           |

