

# THE MALCOLM

TWO-STORY | 2,003 SQ. FT. | 4 BED | 3 BATH | 2-CAR GARAGE | BASE PRICE: \$257,900



## DESIGN FEATURES

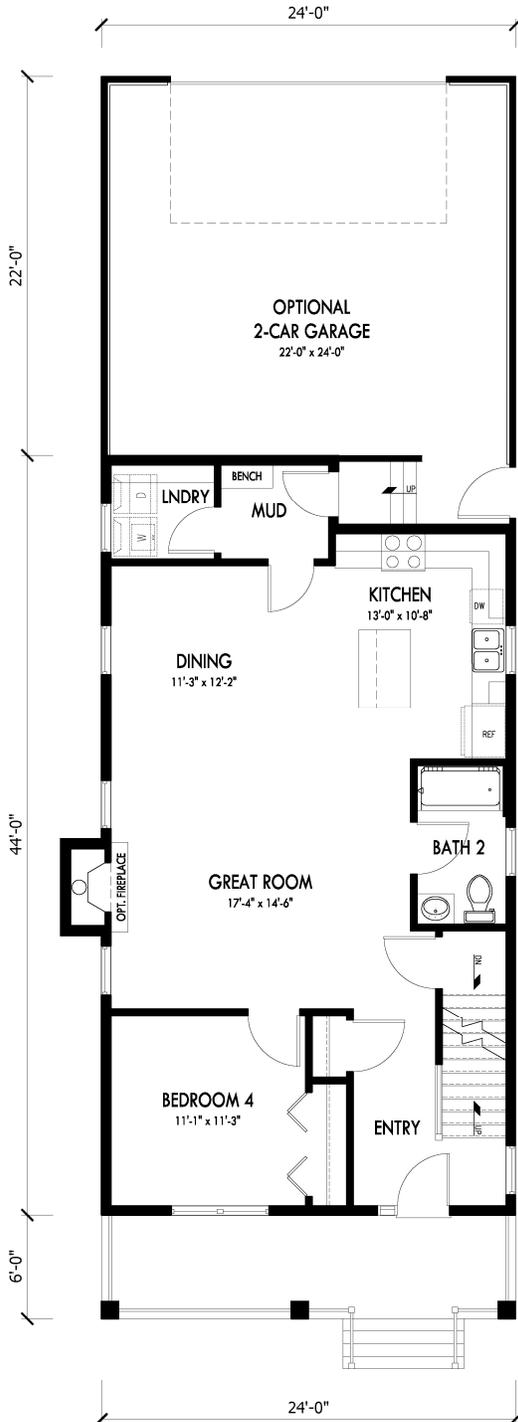
- Large covered front porch
- Open concept first floor
- First floor bedroom and full bath
- Kitchen island with snack bar
- First floor laundry
- Mud room at rear entry
- Walk-in-closet in master bedroom
- En suite master bathroom with tile shower

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

Call 414.465.2808 or email [michael@emem-group.com](mailto:michael@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
- One or two panel molded interior doors
- Soft close cabinets with wood drawer fronts and dovetail construction
- Granite countertops
- Lever style door handles
- Steel rear entry door
- LVT flooring and carpet allowance
- Tile flooring and shower allowance in master bath
- Low flow Kohler 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>+\$6,500</b>  |
| ▪ Patio door and side deck                  | <b>+\$2,200</b>  |
| ▪ One-sided or dual-sided gas fireplace     | <b>+\$4,800</b>  |
| ▪ Dual sidelights and transom at entry door | <b>+\$1,300</b>  |

