

LOCHIRCO

CUSTOM HOMES

not just a place to stay,
a place to live



phase 3

www.lochircohomes.com



LoChirco Team | SALES

Lia LoChirco | **586-321-9997** | lialochirco.com

www.lialochirco.com



Alyssa Lin



Alyssa Lin

Total: 2,014sq. ft.

\$529,900

*loft bonus rm 450 sq. ft. \$ 49,900

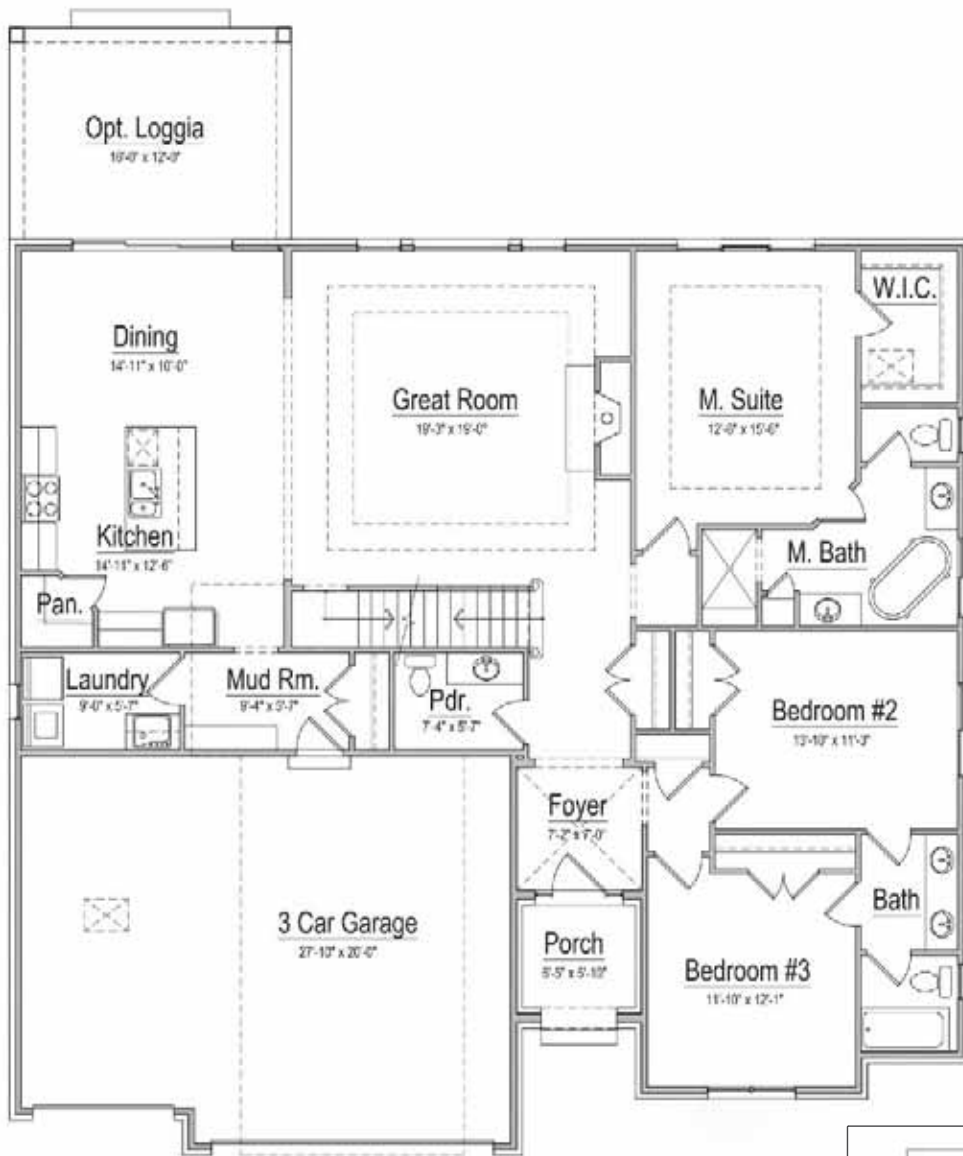
*loft full bathroom: \$ 14,500

*Loggia (covered patio): \$ 28,000

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MONARCH
— ESTATES —



First Floor Plan
 First: 2,014 SQ. FT.



Alyssa Lin

RANCH

UPGRADES AVAILABLE

BONUS ROOM
 FULL UPPER BATHROOM

LOCHIRCO
 CUSTOM HOMES



Lia LoChirco

M: 586.321.9997

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Second Floor Plan
 Opt. Loft: 161 SQ. FT.
 Bonus: 287 SQ. FT.
 Total: 438 SQ. FT.

ASTORIA



ASTORIA

3,005 sq. ft.

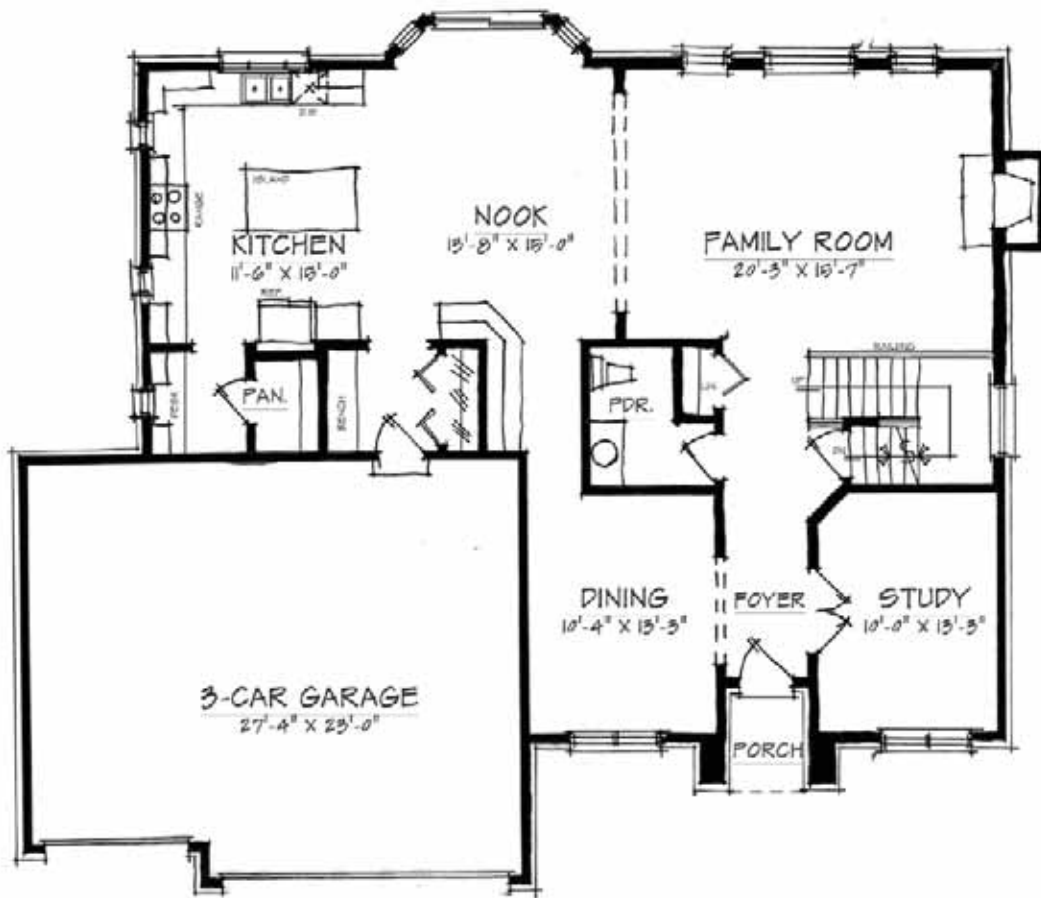
\$ 599,900

Opt. Bonus Rm Over Great Rm: \$45,900

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MONARCH
— ESTATES —



ASTORIA

colonial

LOCHIRCO
CUSTOM HOMES

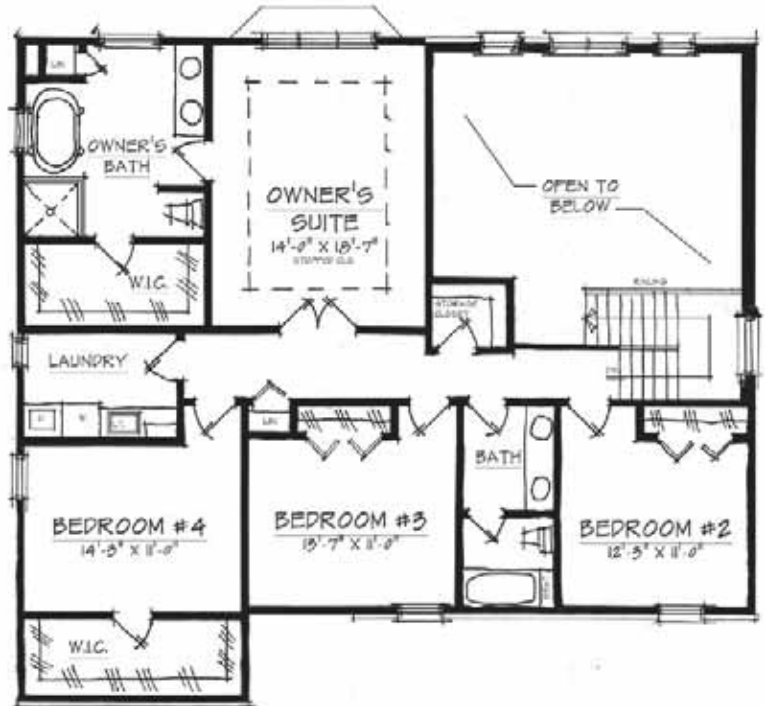
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

FIRST FLOOR: 1,510 SQ. FT.

SECOND FLOOR: 1,495 SQ. FT.

TOTAL: 3,005 SQ. FT.



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

LOCHIRCO
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MONARCH
ESTATES

BROOKSTONE



BROOKSTONE

2,581 sq. ft.

\$

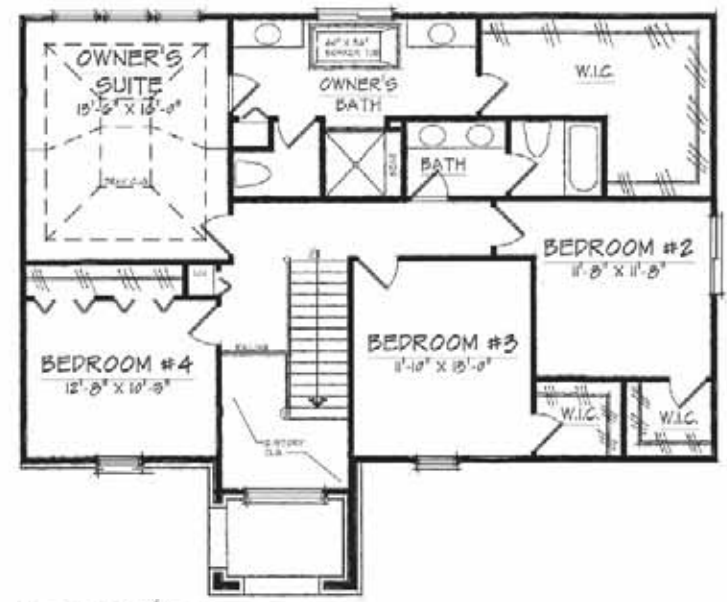
www.lochircohomes.com





Brookstone
colonial

LOCHIRCO
CUSTOM HOMES
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
FIRST FLOOR: 1,279 SQ. FT.
SECOND FLOOR: 1,302 SQ. FT.
TOTAL: 2,581 SQ. FT.



LOCHIRCO
CUSTOM HOMES
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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MONARCH
ESTATES





HOME SITE AVAILABILITY

LOT	LOT PREMIUM
LOT 152	\$ 15,000 TO BE COLONIAL
LOT 153	\$ 15,000
LOT 164	\$ standard
LOT 165	\$ 7,500
LOT 170	\$ 7,500
LOT 174	\$ 7,500
LOT 188	\$ standard TO BE RANCH
LOT 189	\$ standard
LOT 193	\$ standard
LOT 194	\$ standard
LOT 206	\$ standard
LOT 207	\$ standard

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INSULATE AND PROTECT IN ONE INSTALLATION.

For exceptional, long-term performance, all-in-one ZIP System® R-sheathing panels and tape provide a new approach to sealing and insulating the building envelope. One panel delivers thermal, air and moisture resistance, while providing excellent strength and durability. Just install the panels and tape the seams for a wall system that provides structure, moisture protection, air tightness and insulation in a single installation.



5-IN-1 SYSTEM WITH LAYERS OF INNOVATION

- 1** Continuous Foam Insulation Provides Higher R-Value
 - Increases thermal performance while minimizing thermal bridging
 - Designed to meet new energy codes
- 2** Engineered Wood Provides Structure and Durability¹
 - Nailable wood base for trim and accessories
 - Provides security against easy home intrusion
- 3** Built-In Water Resistant Barrier Eliminates Building Wrap and Felt
 - Eliminates costly rework
 - Instant rough dry-in can withstand up to 180 days of exposure²
 - Enhanced drainage plane channels moisture downward off the panel face
 - Permeable overlay promotes panel drying
- 4** Continuous Air Barrier Contributes to Greater Energy Efficiency
 - Decreases unwanted air leakage into and out of a home
 - Helps protect the R-Value of insulation, reducing heating and cooling costs
- 5** ZIP System™ Flashing Tape Securely Seals Panel Seams
 - Acrylic formulation provides superior adhesion
 - Rigorously tested for long-lasting performance



¹ Not approved for use as prescriptive wall bracing where the design wind speed is greater than 110mph.
² Limitations and restrictions apply. Visit ZIPSystem.com for details.

EXTERIOR

- Poured Basement Walls
- ZIP SYSTEM exterior sheathing
- Architectural Custom Elevations
- HYDRO-GUARD Waterproofing
- wraps around outside of basement 30 year warranty
- Brick on 4 sides (per plan)
- Dimensional shingles lifetime limited warranty
- Choice of standard elevations, brick & exterior stain selections. Opt:Stone details
- 2 Panel insulated fiberglass entry door w/sidelights per plan
- Decorator mullions bars on front elevations
- Limestone address block
- Aluminum gutters & downspouts
- Low-E insulated vinyl windows with screens
- 2 or 3 Car drywalled & taped garage w/ standard garage door
- 2 Exterior waterproof plugs
- 2 Hose bibs
- City water & sewer with underground utilities
- Egress window in basement
- Concrete Front Walkway & Driveway per plot plan

MECHANICAL & ELECTRICAL

- Energy efficient insulation package per the 2015 Michigan residential code
- R-11 basement wall insulation per the 2015 Michigan residential code
- 96% Efficiency furnace with 2 stage ECM energy efficient motor
- 50 Gallon high efficiency hot water heater
- 150 AMP electrical service
- Washer box in laundry room
- Nelson energy seal
- Gas or Electric line to dryer
- U.L. Listed smoke /CO2 detectors to code
- Programmable thermostat with air cyclor
- 13 Seer air conditioner
- Innovative PEX Plumbing System
- Kitchen/Laundry prep for gas or electric

INTERIOR

- 9' Ceilings, first floor all plans
- 3/4" Tongue and Groove, glued/ screwed Edge Gold
- Engineered flooring or Luxury Vinyl flooring in foyer, powder room, kitchen, nook & mudhall
- Designer ceramic tile in laundry
- 8 lb pad and standard selection carpeting
- Pre-fab direct vent fireplace with gas logs
- Tile fireplace surround std mantle
- Ceiling light openings in bedrooms
- Interior masonite doors - 3 styles to select from
- Kwikset std door hardware
- Trim package: 3 1/4" base & 2 1/4" casing on doors
- Upgraded Style hardwood stainable railing w/wrought iron spindles
- Full basements with 7'10" poured concrete walls
- Installation of customer provided lighting-(intricate crystal: upgrade)
- Recessed light at kitchen sink & master bath shower
- Laundry base with drop in tub
- Granite counters throughout
- 36" Direct Vent Gas Fireplace w/ Tile Surround
- Carpeting for upper Staircase and all Bedrooms
- Custom Shelving in Master Suite Closet

VISIT

DESIGN CENTER FOR SELECTIONS

LOCHIRCO DESIGN CENTER
202 WALNUT SUITE B
ROCHESTER MI 48307

MASTER | MAIN

BATHS

- MAPLE vanities with mirrors in all baths
- Free Standing Soaking tub in master bath (per plan)
- Shower door in master bathroom
- Delta single lever faucets
- Designer ceramic tile
- Elongated toilets
- Premium tile selection w/custom design layout
- Undermount sinks
- 36" High Mirror in ALL Baths

GOURMET KITCHEN

- LAFATA 36" upper cabinets with crown molding
- Middle roll out drawers
- Full Extension soft close doors & drawers
- Walk in pantry (per plan)
- Kitchen stove prepped for gas \ electric
- Granit countertops throughout home
- Upper mount stainless steel double bowl sink
- Garbage Disposal

SCHOOLS

CHIPPEWA VALLEY SCHOOLS

- MOHAWK ELEMENTARY
- IROQUOIS MIDDLE
- DAKOTA HIGH

WARRANTY

12 MONTHS HOME WARRANTY



Meet Joe...

LoChirco Custom Homes has deep roots in the Rochester community. Owner Joe LoChirco, watched his father run his own building company and immediately fell in love with the trade. Growing up, Joe rode his bike down the same dirt roads he would eventually develop into gorgeous homes. At 16 years old, he was working alongside his father building custom homes. Staying within the community, Joe and his wife Lia have raised four beautiful children in Rochester. With over 30 years of expertise in residential, industrial, and commercial properties, you can be assured that your needs will be met and guaranteed a unique experience. Whether you purchase a brand-new home or are looking to update your current property, you can expect exquisite detail at each step. Building exceptional rapport with clients often brings repeat customers who are looking to update their properties years later. You can expect an honest, empathetic, and patient builder when working together. If you're looking for a company to fit all of your needs, schedule a meeting today. Your home is not just a place to stay, but a place to live.



www.lochircohomes.com

LOCHIRCO

CUSTOM HOMES

www.lochircocustomhomes.com

LoChirco Custom Homes has been proudly serving the Oakland and Macomb County area for over twenty years.

Blending expertise, creativity, and dedication, LoChirco Custom Homes transforms the concept of a house into a personalized home. Consistently achieving this goal by connecting with customers and personalizing the home-buying experience.

LoChirco Custom Homes embodies a professional talent and a personal love while taking pride in delivering the perfect product:

Not just a place to stay
a place to live



SALES INFORMATION:

LIA LOCHIRCO, SALES AGENT

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