

LOCHIRCO

CUSTOM HOMES

Come Build with Us



phase 3

www.lochircohomes.com



LoChirco Team | SALES

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

www.lialochirco.com





- SOLD
- AVAILABLE
- DEPOSIT
- ★ MODEL

206 & 207
COLONIALS

188
RANCH w/Bonus



Astoria

LOT 206

3100 SQ FT

49355 Langford Drive

OCCUPANCY: October 2024

\$ 689,000



UPGRADES INCLUDED

(IN ADDITION TO STANDARD FEATURES)

Astoria Model Colonial

Elevation A: Cultured Stone & Stone Surround

8'10" Tallest Basement Ceiling

Garage glass windows (both)

Tall Doors through first floor- 8' 1/4" solid door panels

Primary Bedroom Ceiling Details

Nook Window Extra Wide 8'

Windows: Ext-Black, Int White 250 series

Pri. Shower EURO GLASS Doors (2 sides) finish upgrade

White Kitchen cabinets 48" colonial to ceiling

(Incl command & butlers)

Kitchen cabinet trash bin

Upper laundry cabinet

Bathroom taller 36 cabinets

Island Upgraded to 3x7 with false doors &

Double Oven Cabinet

WATERFALL Quartz on sides

Carpet Upgrade- Yellow Category

Plank Floor Upgrade -Yellow Category

Hood Fan (Chimney Style & Vented)

Paint: Walls one color, Ceiling White

Kitchen Sink- -SS Undercount Sink

Primary Bathroom: Linear Drain, Master Rain Head Shower

Bathroom Plumbing Satin Nickel

Bathroom Sink: Square Undermount

Comfort Height Elongated Toilets

Stairs: Upgraded spindles, wood ends on rail, box rail post

Custom Bench - Potter Barn Style in Mud Room

Trim: Casing and Base Craftsmen Style (no windows)

Quartz (level 1 upgrade)

Door Hardware upgrade to Black

Wainscoting: Dining Room 1x4 squares

15 Recess Lights throughout

Linear Fireplace Two story stacked (18 feet)

Great Room: Wood Floor

Upgraded Pad and Carpet to Level Yellow

Humidifier



Astoria

W/LOGGIA LANAI

LOT 207

3100 SQ FT

49387 Langford Drive

OCCUPANCY: October 2024

\$ 699,000



UPGRADES INCLUDED

(IN ADDITION TO STANDARD FEATURES)

Astoria Model Colonial

Astoria Loggia (Lanai) 14x16

Elevation A: Cultured Stone & Stone Surround

8'10" Tallest Basement Ceiling

Tall Doors through first floor- 8' 1/4" solid door panels

Primary Bedroom Ceiling Details

Bay Window Door wall nook & Extra Wide 8'

Pri. Shower EURO GLASS Doors (2 sides) finish upgrade

White Kitchen cabinets 48" colonial to ceiling

(Incl command & butlers)

Kitchen cabinet trash bin

Upper laundry cabinet

Double Oven Cabinet

Bathroom taller 36 cabinets

Island Upgraded to 3x7 with WATERFALL (sides)

Carpet Upgrade- Yellow Category

Plank Floor Upgrade -Yellow Category

Quartz (level 1 upgrade)

Hood Fan (Chimney Style & Vented)

Paint: Walls one color, Ceiling White

Kitchen Slnk- - Composite Sink Upgrade

Primary Bathroom: Linear Drain, Master Rain Head Shower

Comfort Height Toilets

Stairs: Upgraded spindles, wood ends on rail, box rail post

Custom Bench - Potter Barn Style in Mud Room

Trim:

Yellow Plank Floors Upgrade Yellow Plank Floors

Upgrade Yellow Plank Floors Upgrade Yellow Plank Floors

Upgrade Casing and Base Craftsmen Style (no windows)

Door Hardware upgrade to Black

15 Recess Lights throughout

Linear Fireplace Two story stacked (18 feet)

Upgraded Pad and Carpet to Level Yellow

Humidifier



ALYSSA LIN

W/ BONUS ROOM & Loft

LOT 188

2500 SQ FT

16949 Glenhurst Drive

OCCUPANCY: AUGUST 2024

\$649,000 *

Includes commission

UPGRADED FEATURES

(addition to Standard Features)

BONUS ROOM & LOFT
STONE SURROUND
LIMESTONE ON FRONT ELEVATION
LOT PREMIUM:
8' 10' TALL CEILING BASEMENT
PRIMARY BEDROOM CEILING DETAIL
PELLA WINDOWS (BLACK EXT\WHITE INT)
8' WIDE DOORWALL NOOK
EURO GLASS PRIMARY BATH SHOWER
WHITE CABINETS
KITCHEN CABINETS EXTEND TO CEILING
CASING: CRAFTMEN CASING / BASE
DOORS: 8' TALLER FIRST FLOOR

TRASH BIN CABINET
LARGET ISLAND 3'X7'
ISLAND FALSE DOORS ON SIDES
UPGRADED QUARTZ COUNTER
BLACK HARDWARE FINISH
RECESS LIGHTS THROUGHOUT (15 TOTAL)
LINEAR FIREPLACE GORGEOUS STACKED
STONE
HUMIDIFIER
VENTED CHIMNEY STYLE HOOD FAN
PAINT CELING WHITE (2 TONE)
UNDERMOUNT KITCHEN SS SINK
UPGRADED SPINDLES ON STAIRCASE W/ POST

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