

LOCHIRCO

CUSTOM HOMES



phase 4

www.lochircohomes.com





LoChirco team

Building or purchasing your home with LoChirco Custom Homes means partnering with a team that brings over 30 years of expertise, creativity, and dedication to every project. Proudly serving Oakland and Macomb Counties, we don't just build houses—we create personalized homes by truly connecting with our clients. From concept to completion, we take pride in delivering exceptional craftsmanship and a home that reflects your unique vision.

lochircohomes.com

Alyssa Lin



Alyssa Lin

Total: 2,014sq. ft.

\$

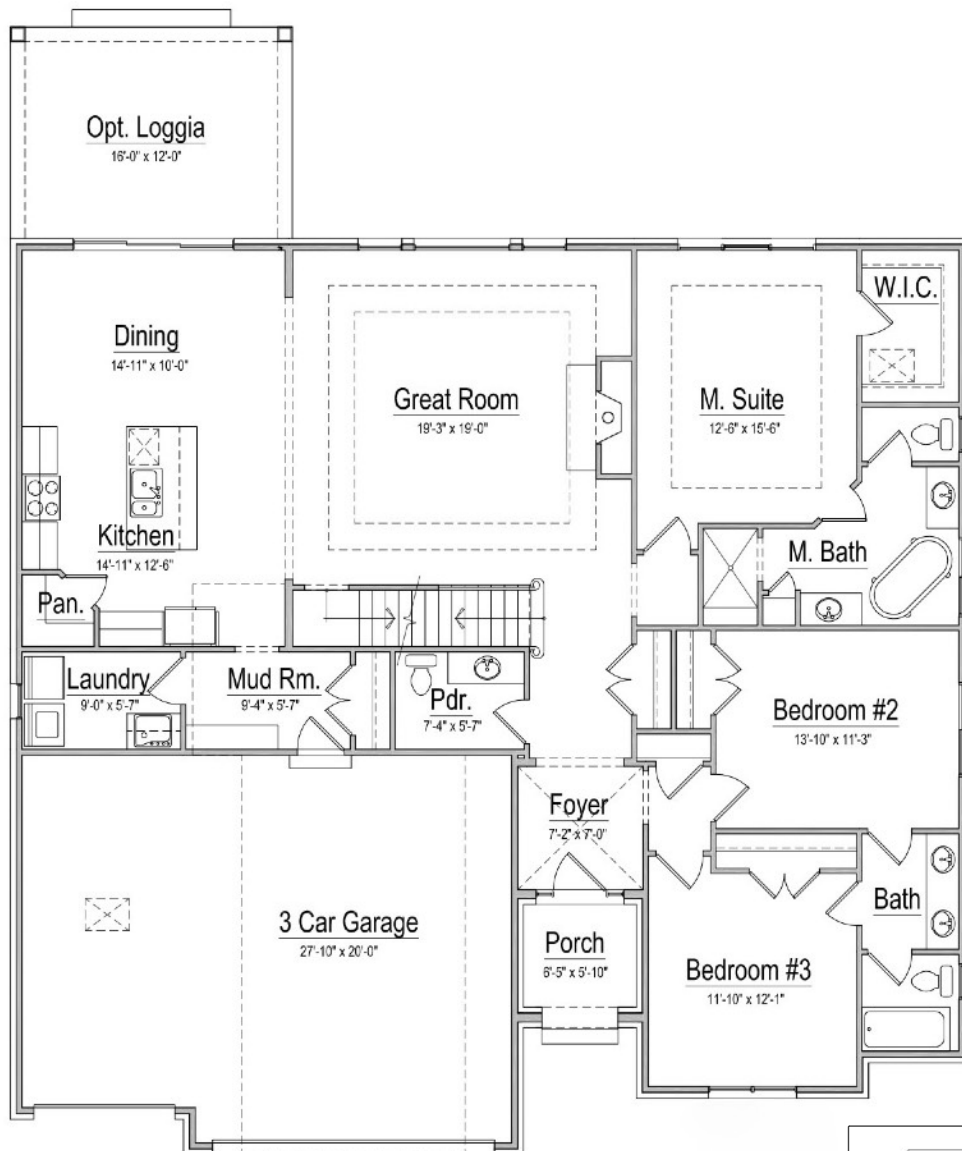
*loft bonus rm 450 sq. ft. \$

*loft full bathroom: \$

Loggia (covered patio): \$



MONARCH
—• ESTATES •—

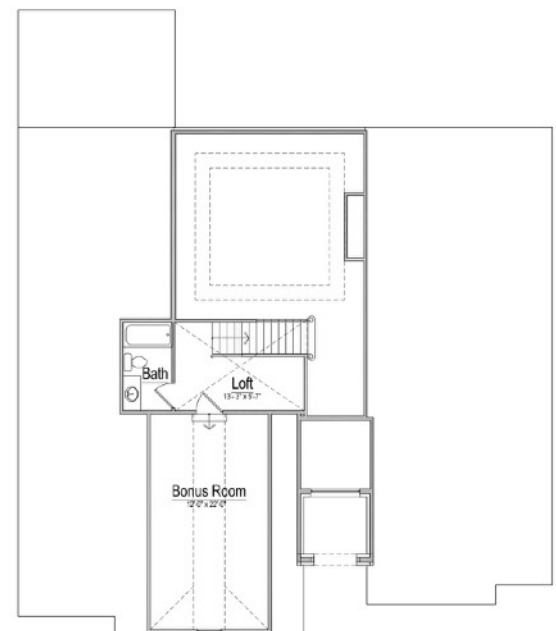


First Floor Plan
First: 2,014 SQ. FT.

Alyssa Lin RANCH

UPGRADES AVAILABLE :

BONUS ROOM
FULL UPPER BATHROOM



Second Floor Plan
Opt. Loft: 151 SQ. FT.
Bonus: 287 SQ. FT.
Total: 438 SQ. FT.

LENISE SPLIT RANCH



LENISE

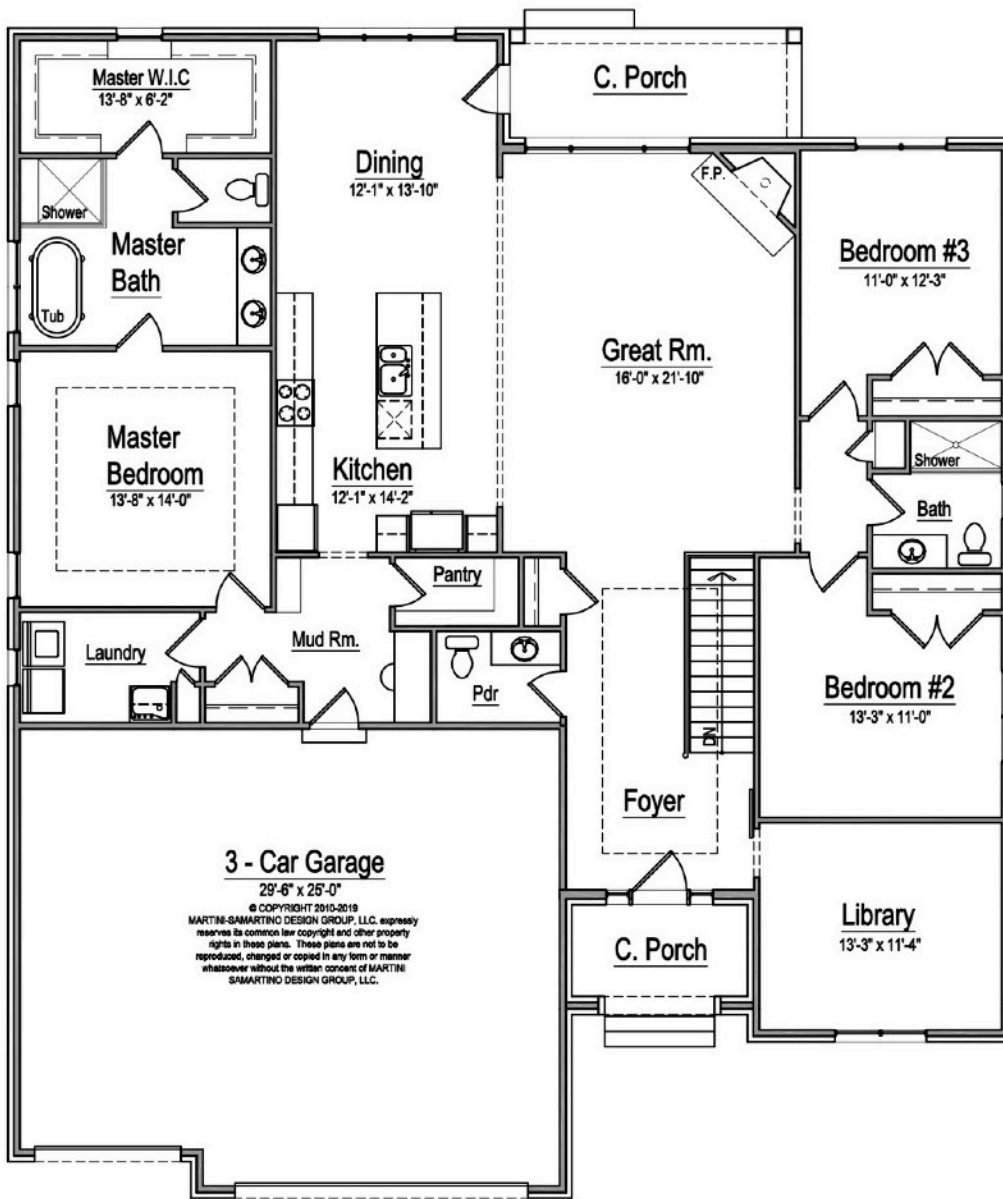
Total: 2,300 sq. ft.

\$

covered patio: included



MONARCH
— ESTATES —



Lenise

split RANCH



Front Elevation

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Sheffield



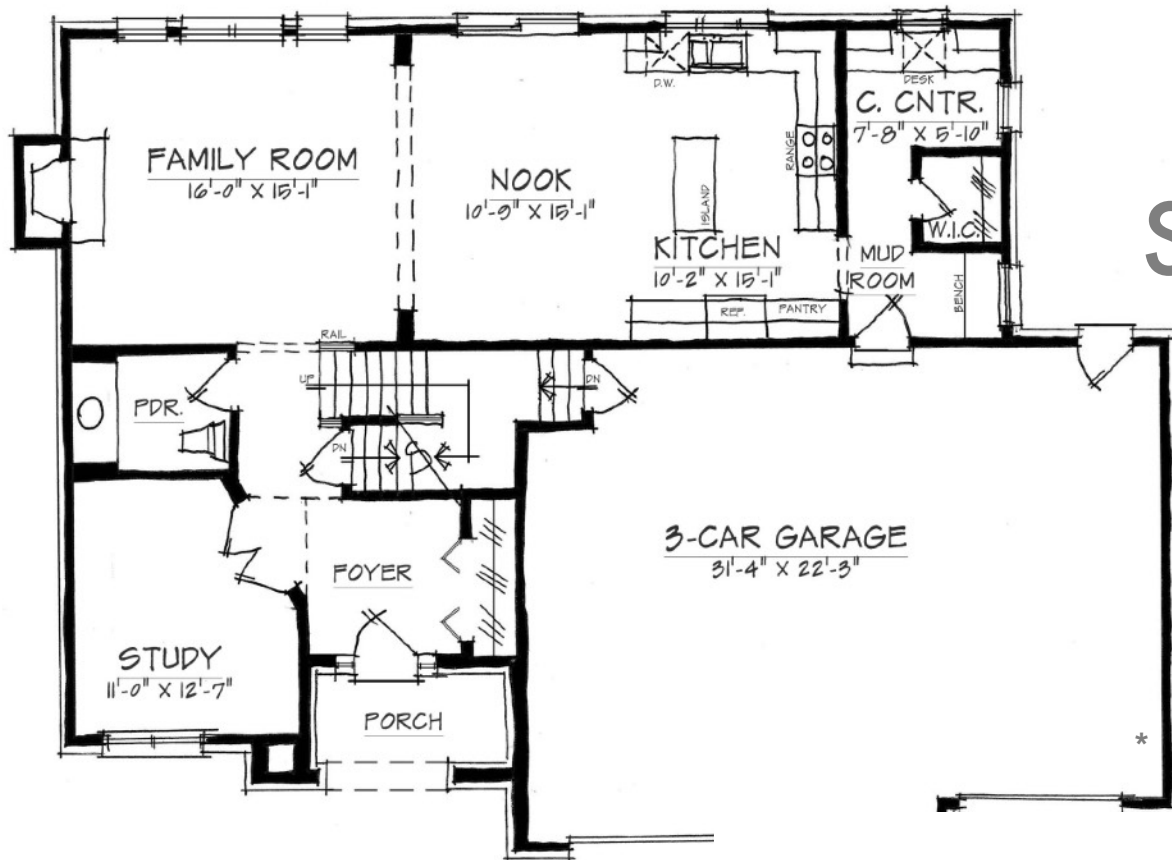
Sheffield

2,866 sq. ft.

\$

*3rd opt. bathroom \$





Sheffield

colonial

* optional 3rd bathroom

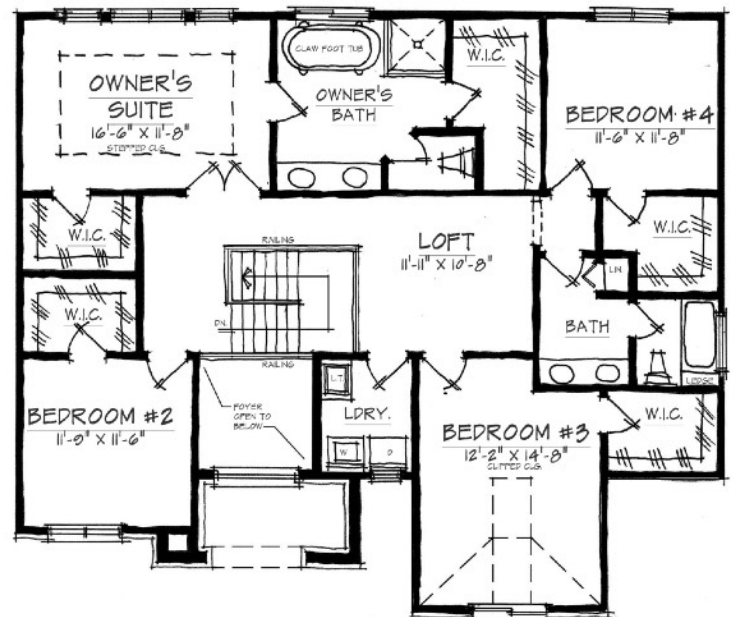
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

FIRST FLOOR: 1,190 SQ. FT.

SECOND FLOOR: 1,610 SQ. FT.

TOTAL: 2,800 SQ. FT.



SECOND FLOOR PLAN

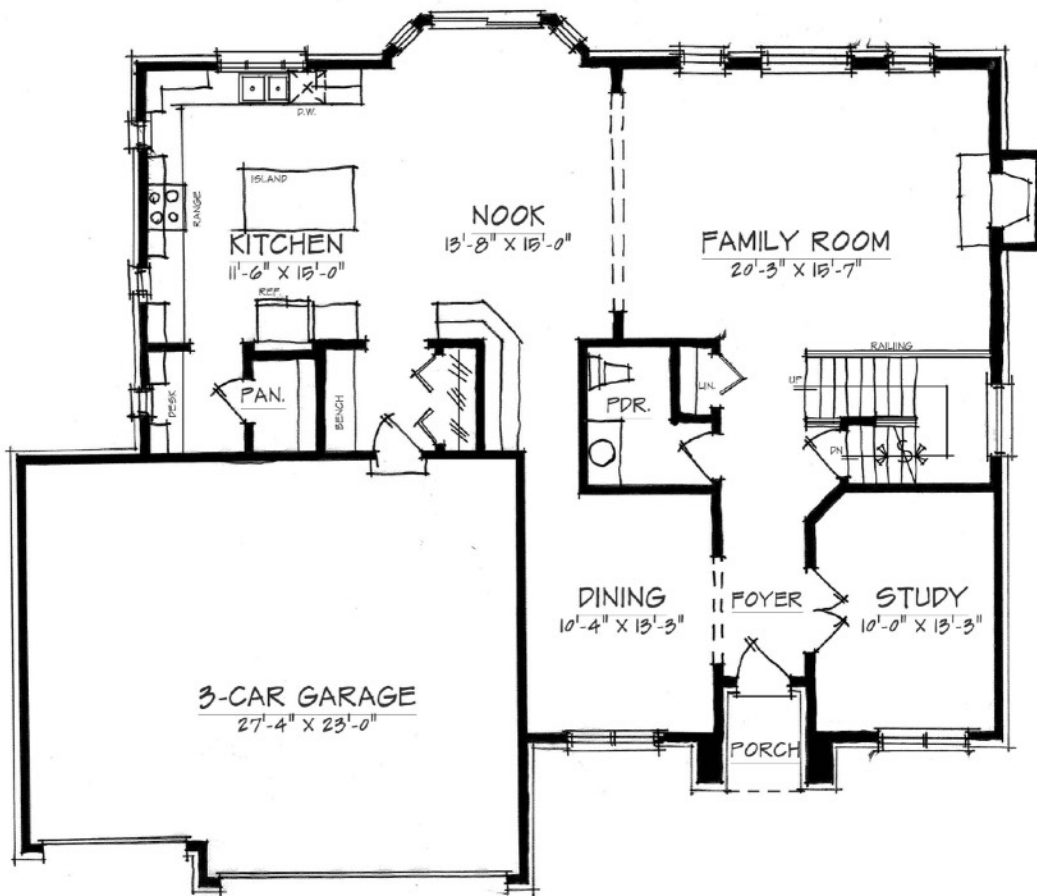
SCALE 1/4" = 1'-0"

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MONARCH
ESTATES

ASTORIA





ASTORIA colonial

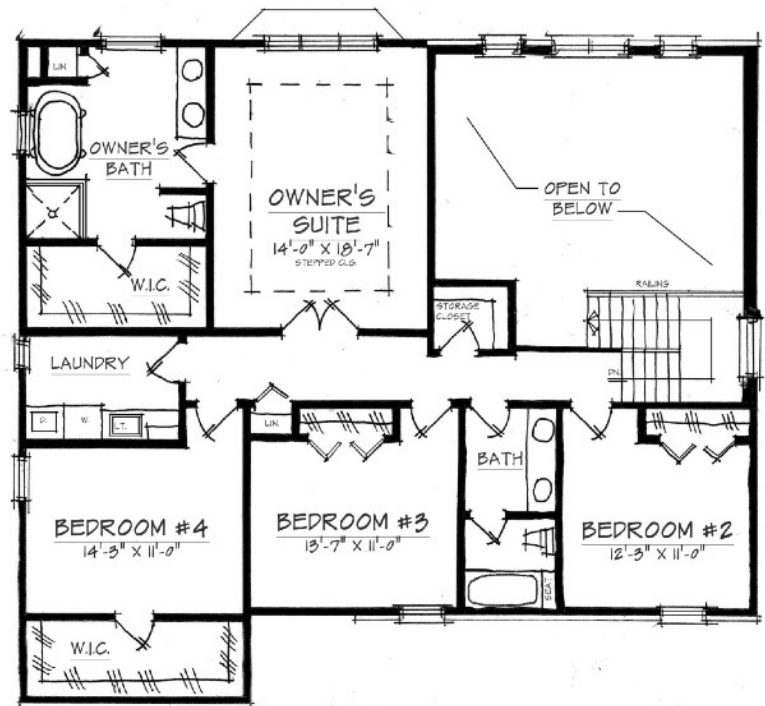
FIRST FLOOR PLAN

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"

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— ESTATES —

BROOKSTONE



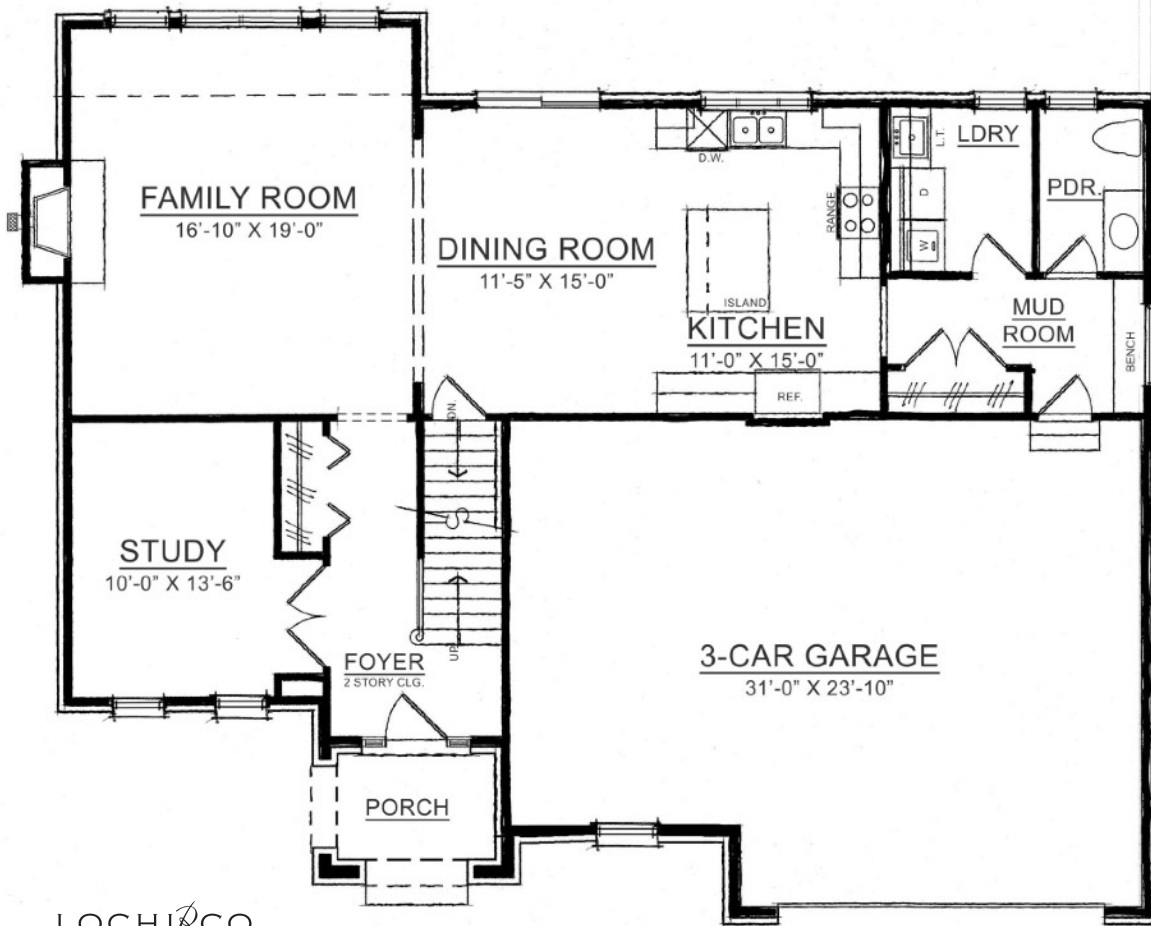
BROOKSTONE

2,581 sq. ft.

\$

www.lochircohomes.com





BROOKSTONE
colonial

LOCHIRCO
CUSTOM HOMES

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

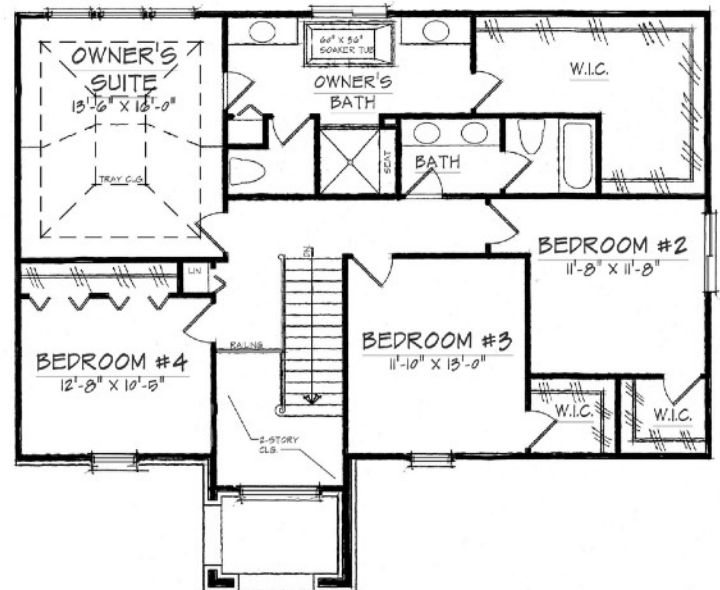
FIRST FLOOR: 1,279 SQ. FT.

SECOND FLOOR: 1,302 SQ. FT.

TOTAL: 2,581 SQ. FT.

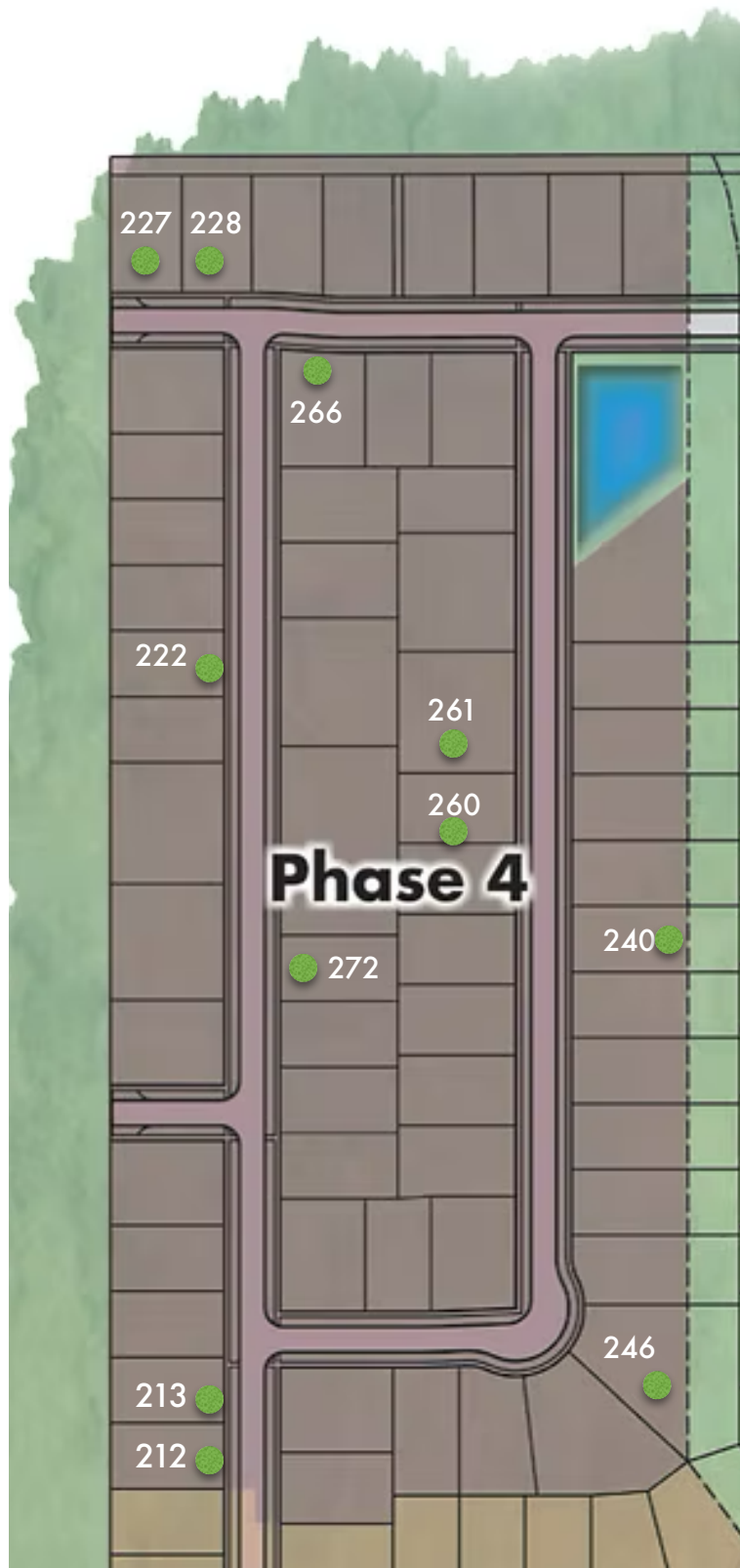
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SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

MONARCH
ESTATES





HOME SITE AVAILABILITY

LOT	LOT PREMIUM
LOT 212	\$ standard
LOT 213	\$ standard
LOT 227	\$ 5,000
LOT 228	\$ 5,000
LOT 240	\$15,000
LOT 246	\$ 20,000
LOT 260	\$ 5,000
LOT 261	\$ 15,000
LOT 266	\$ 10,000
LOT 272	\$ 5,000
LOT 222	\$ standard



Lochirco Custom Homes Builds Energy Efficient Homes with ZIP System® R-sheathing



Enhanced Thermal Resistance



Enhanced Structural Durability



Built-In Water Resistant Barrier



Energy Efficient Air Barrier

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UPGRADE AVAILABLE



Structure, insulation and weather protection—all in one! An innovative panel that makes insulating homes simple, ZIP System® R-sheathing is where Code Meets Comfort. Each panel delivers added R-value combined with superior air and moisture resistance and exceptional strength and durability. Installation is a quick, two-step process that eliminates the need for additional insulation and housewrap. And with multiple insulation thicknesses available, ZIP System® R-sheathing panels make it easy to build a tight, insulated, water-resistant enclosure whether you're building to new energy codes or advanced building envelope performance.

ZIPSystem.com/R-sheathing

To speak to a representative visit HuberWood.com/contact-us

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FROM THE
CREATORS OF **AdvanTech**



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.

"Come Build with Us"



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 Grove, 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