

# The Retreat

## AT GRAND HAVEN GOLF CLUB

### Interior Features Include:

- 2 bedrooms and 2 full bathrooms
- Cathedral ceilings in family & dining area
- Four season room
- Painted wood trim with cottage-style doors
- Premium Sherwin-Williams interior paint
- Maintenance-free Armstrong laminate flooring in kitchen and foyer
- Dura ceramic tile in bathrooms & laundry
- 9 foot ceilings throughout main floor
- Granite countertops in kitchen
- Gas fireplace
- Main floor laundry with convenient door to Master WIC
- High grade Homecrest cabinetry with dovetail drawers and crown molding
- Spacious master suite walk-in closet
- Tray ceiling in master bedroom
- Master bath with cultured marble dual sink and vanity top with built-up edge
- Soaking tub & separate shower
- Spacious attached 2-stall garage with electric door opener
- Roughed-in lower level plumbing
- Under-mount stainless steel kitchen sink with Delta faucet
- Tile backsplashes
- Spacious walk-in pantry
- Glued and screwed drywall
- Complete pre-wiring with Category 5e phone lines and RG-6 coaxial cable with home run to distribution panel
- Smoke detectors with battery back-up

### Structural and Exterior Features:

- Lifetime architectural laminated Owens Corning shingles
- Low-maintenance exterior includes stone, HardiePlank cement siding, trim & vinyl siding
- Maintenance-free rail system on deck
- Matching aluminum gutter and downspout system
- Therma-Tru fiberglass insulated entry door
- 3/4" tongue and groove OSB sub-floor, glued to engineered floor system
- Steel-reinforced concrete foundation walls

### Energy Efficient Features:

- Exceeds Energy Star standards
- Carrier 90%+ energy-efficient gas forced air furnace
- Carrier 13-SEER central air conditioning
- Programmable digital thermostat
- Whirlpool Energy Star gas range, microwave, refrigerator with icemaker, dishwasher, and 1/2 hp garbage disposal
- 40 gallon Bradford White high-efficiency gas water heater
- Energy-efficient Milgard windows with low-E Argon insulated glass
- Energy seal process throughout home to decrease air infiltration
- R-20 exterior wall system with GreenGuard insulated sheathing
- R-38 blown-in insulation in ceilings
- Insulated foundation
- Continuous ridge and soffit vent system

### Site Features:

- Access to golf course, clubhouse, and restaurant
- Walking distance to Lake Michigan – Buchanan Beach or Rosy Mound Natural Area
- Short bike ride or drive to Grand Haven State Park or Kirk Park on Lake Michigan
- Steps away from Holland / Grand Haven / Lakeshore Trail system
- Underground utilities
- Natural gas
- Municipal water and sewer
- Professional landscaping
- Underground sprinkling
- Streetlights

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