

Enjoy the Freedom & Convenience Of Living At Touchstone

- Models Featuring 2 or 3 Bedrooms, 1 or 2 Baths, Family Room, Kitchen, Dining (Upgrade Options And Lower Level Finishes Available For Selected Units) (Base Pricing at \$324,000.00 - \$359,000.00)
- Exterior - No Maintenance Vinyl Siding With Dimensional Shingles
- 2 x6 Construction - Spacious Open Floor Plan With 9' Ceilings
- Flooring - Luxury Vinyl Tile, Ceramic Tile & Carpet
- Kitchen - 42" Stained Maple Deluxe Cabinets, Range Hood & Dishwasher
- Countertops - Laminate With Upgrade Options Available
- Laundry - Space Located On Main Floor or Lower Level Per Plan
- High Efficiency Furnace, Air Conditioning, 40 Gallon Electric Water Heater
- Spacious Pathways Throughout Site With Garden Spaces Available
- Common House - 24/7 Access For Mail, Features Several Meeting Rooms, Spacious Kitchen With Dining Area & Laundry Facility
- Option To Purchase Detached Garage Space With Garage Door Opener
Vehicle Parking Is On The Perimeter

Call Jane Finkbeiner To Customize Interior Selections

For More Details Contact Praxis Properties
Jane Finkbeiner (734) 323-0019



Praxis Properties
Jane Finkbeiner
jane@praxisproperties.com
(734)323-0019



Touchstone

CONDOMINIUMS

COHOUSING CONDOMINIUMS - SCIO TOWNSHIP - ANN ARBOR

Come Home To Touchstone, one of Ann Arbor's great Cohousing communities.

Spacious maintenance free condos featuring centralized kitchen and living areas that bring family and friends together.

Touchstone offers a Cohousing lifestyle featuring the opportunity for shared meals and various activities for all the residents at the Common House.

The A Upper Unit Floorplans Will Be Built On Units 36, 38, 40 & 42
Call now to learn more about what Touchstone Cohousing has to offer.

A Unit - Upper Unit w/Addtl Square Footage: Starting At \$334,000.00
1748 sq. ft. - 3 Bedrooms, 2 Full Baths
Open Floor Plan Includes 2nd Floor Family Room
Complete With Exterior Balcony Off Living Room

Separate Garage Unit - 12'x20' with opener \$20,000.00
Option To Prewire For Electric Car \$460.00

Exterior Options:

Balcony off the 6' sliding glass door included in base price

Praxis Properties

Jane Finkbeiner

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Scio Township Taxes
Ann Arbor Schools

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The A Lower Unit Floorplans Will Be Built On Units 35, 37, 39 & 41
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A Unit - Lower Unit: Starting At \$324,000.00

1008 sq. ft. - 2 Bedrooms, 1 Bath, First Floor Laundry
Open Floor Plan, With Full Basement, Walkout Elevation

A Unit - Lower Level Options

Wet Bar with upper and lower cabinets \$ 5,405.00

Full bathroom with fiberglass tub/shower \$ 7,445.00

780 sq.ft lower level finish (except laundry) \$ 38,500.00

Add bedroom within finished area \$ 2,300.00

Exterior Options: (azek with vinyl railing)

Decks A Lower Unit (12 x 6 = 72 sq.ft.) \$6,210.00

Separate Garage Unit - 12'x20' with opener \$20,000.00

Option To Prewire For Electric Car \$460.00

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The B Unit Townhome Floorplans Will Be Built On Units 43, 44, 45 & 46.
Call now to learn more about what Touchstone Cohousing has to offer.

B Unit - Townhome: Starting At \$359,000.00

1421 sq. ft. - First Floor Master - 3 Bedrooms , 2 Baths
Open Floor Plan, First Floor Master, Full Basement With Egress

B Unit - Lower Level Options

Wet Bar with upper and lower cabinets	\$	5,405.00
Full bathroom with fiberglass tub/shower	\$	7,445.00
590 sq.ft lower level finish (except laundry)	\$	29,150.00
Add bedroom within finished area	\$	2,300.00

Exterior Options: (azek with vinyl railing)

Decks B Unit (14 x 6 = 84 sq.ft.)	\$7,245.00
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Separate Garage Unit - 12'x20' with opener	\$20,000.00
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Option To Prewire For Electric Car	\$460.00
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● Foundations	Walls	Superior Walls Foundation System
	Footing Drains	4" perforated plastic (inside & outside) w/ crushed stone covering
	Columns	3" steel adjustable with 15,000 pound load capacity
	Beam	Steel "I" beam sized for load requirements
	Backfill	Native Material
● Framing	Floor	Dimensional lumber sized per plan
	Exterior Walls	2 x6 studs, 16" OC
	Interior Walls	2 x 4 studs, 16" OC
● Roof	Roof Trusses	2 x 4 trusses, 24" OC
	Sheathing	7/16" OSB with ply-clips
	Shingles	ELK 30 year dimensional shingle
● Exterior Finishes	Siding	Vinyl Siding per plan
	Soffit	Aluminum or vinyl
	Fascia	Wrapped in aluminum
	Windows	Jeld-wen Vinyl - Low E Glass - single hung
	Gutters & Downspouts	Seamless aluminum
● Exterior Doors	Entry Doors	Insulated fiberglass full glass door
	Exterior Door Hardware	Dexter/Schlage doorknob and deadbolt
● Insulation	Walls	5-1/2" NuWool Bonded Cellulose (R-21) with vapor barrier; wrapped in Tyvek
	Ceiling	11"NuWool (R-38) flat ceilings; 12" fiberglass (R-38) in cathedral
	Basement	3" closed cell foam (R-21) at bond
	Bmst Concrete Walls	Superior Foundation Walls System
● Interior Finishes	Trim	MDF composite painted
	Walls and Ceilings	1/2" drywall primed and painted
	Fire Wall	5/8" drywall (primed)
	Doors	1-3/4" two panel molded
	Windows	drywall returns with MDF sills
	Hardware	Dexter/Schalge nickel; bathroom & master bedroom privacy sets
● Concrete Flatwork	Lower Level	4" concrete on compacted sand fill w/ #3 rerod, 48" OC each way
● Floor Covering	Per plan, using stain resistant carpet (one color throughout), laid over 8 lb. Rebonded pad Foyer and Kitchen Luxury Vinyl Tile With Ceramic Tile In Bathrooms	
● Kitchen	Per plan, Merillat Spring Valley Maple with laminate countertops in kitchen and baths	
● Appliances	Broan Range Hood and Frigidaire Dishwasher	

● Electrical Services	Panel	100 amp
	Wire	Romex
	Openings	To code; front and rear exterior weatherproof outlets
	Special Outlets/Circuits	Disposal, laundry, furnace, dishwasher, interlocked smoke detectors (per code), chime wiring, GFI bath, kitchen circuits
	Telephone	Two openings (CAT 5)
	Cable TV	Two openings (RG6)
● Heating	Lighting Fixtures	Choice of preselected packages
	Furnace	Direct vent gas furnace or equal, BTU (92% A.F.U.E. rating) with air conditioning unit
	Duct Work Controls	Galvanized sheet metal with negative pressure inlet 7-day programmable thermostat
● Plumbing	Water Piping	Pex
	Waste Drains	PVC
	Water Heater	40 gallon electric water heater
	Water Closet	Elongated vitreous china, white
	Bath Sink	Oval vitreous china, white
	Tub/Shower Unit	Fiberglass Tub/Shower Unit
	Kitchen Sink/Faucet	Stainless double sink
	Bath Faucets	4" Faucets - chrome
	Disposal	Badger I by Insinkerator
	Exterior Hosebibs	Front and rear per building
	General	Guy grey box or laundry tub for washer hookup (per plan)
● Landscaping	Included	Per Plan
● Utilities	Water / Sewer	Scio Township
	Electric	DTE Energy
	Gas	DTE Energy
	Cable TV	Comcast
	Telephone	AT&T



TOUCHSTONE

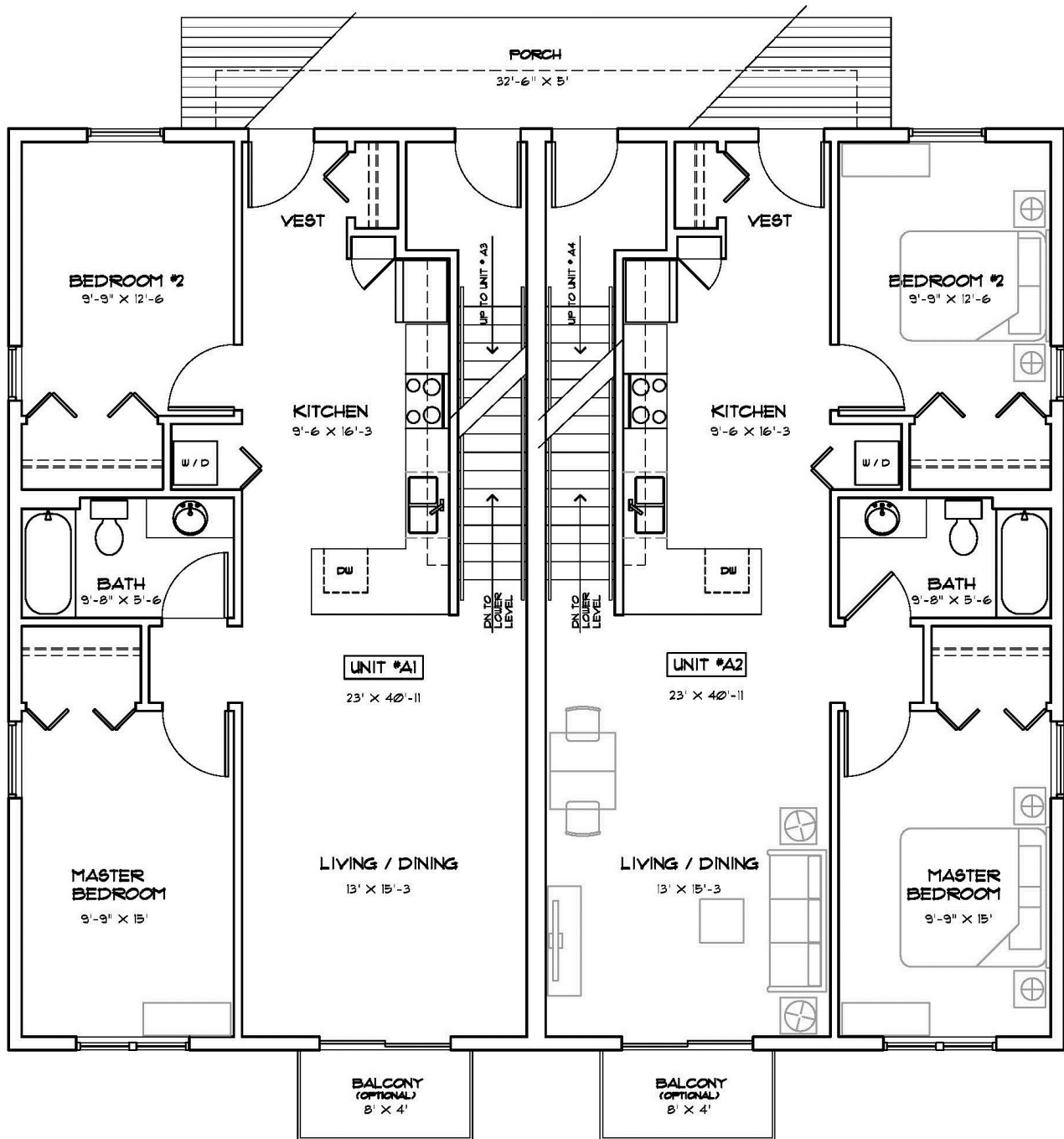
“A” UNIT EXTERIOR ELEVATIONS





TOUCHSTONE

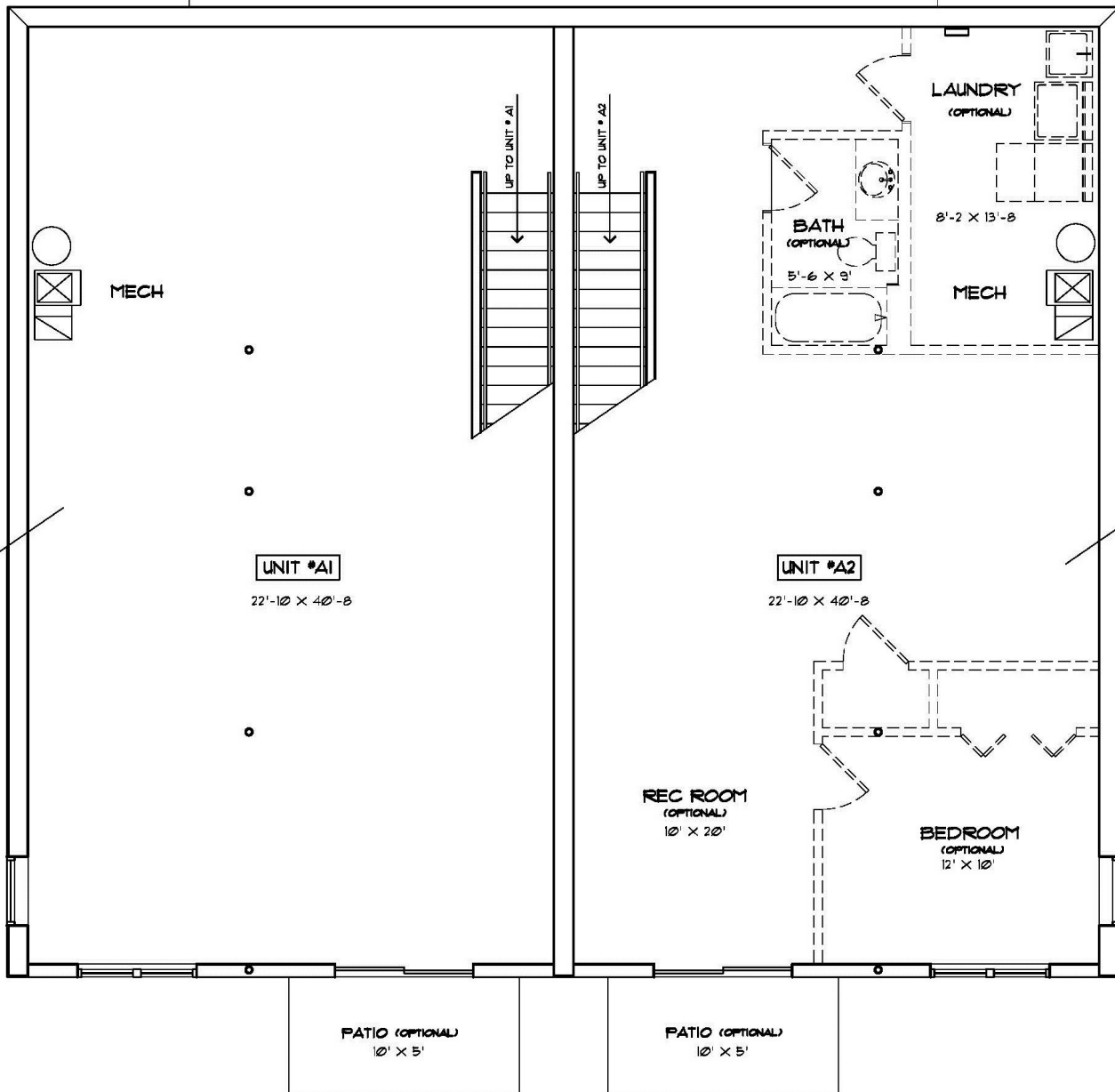
"A" LOWER UNIT LAYOUT





TOUCHSTONE

"A" LOWER UNIT BASEMENT LAYOUT



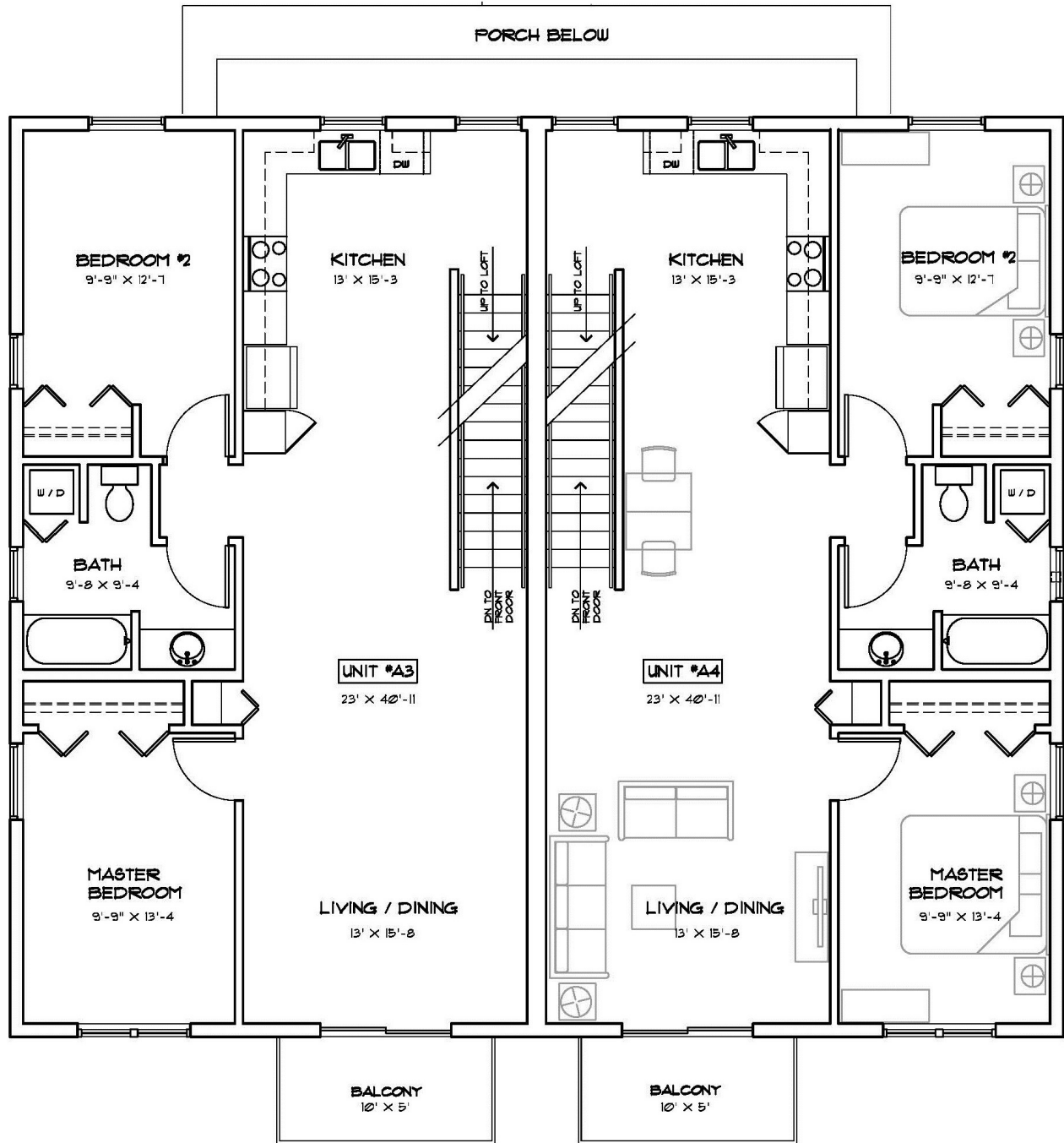
STANDARD LAYOUT

POSSIBLE UPGRADE LAYOUT



TOUCHSTONE

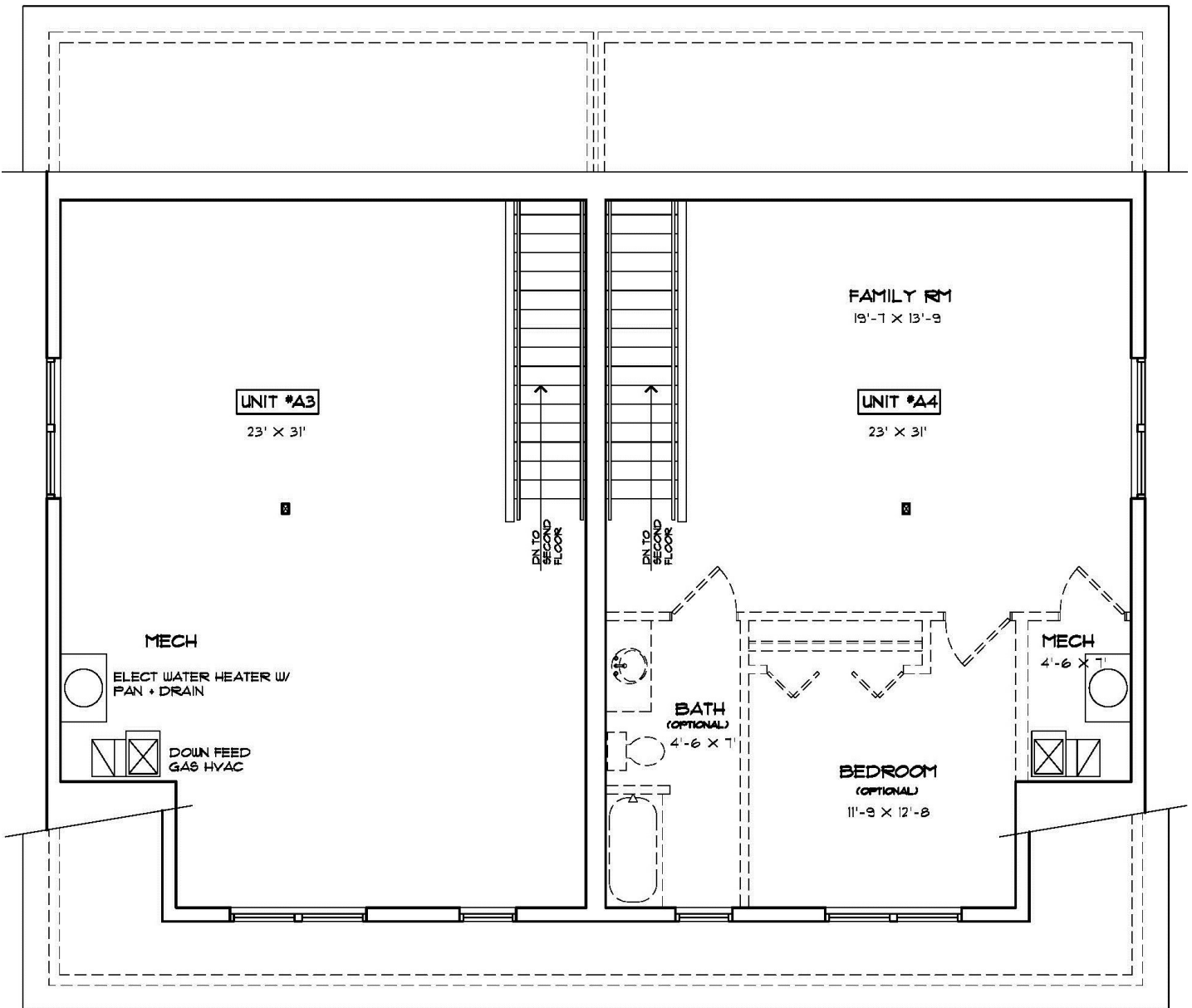
"A" UPPER UNIT LAYOUT





TOUCHSTONE

"A" UPPER UNIT ATTIC LAYOUT



STANDARD LAYOUT

POSSIBLE UPGRADE LAYOUT



TOUCHSTONE

“B” UNIT EXTERIOR ELEVATIONS

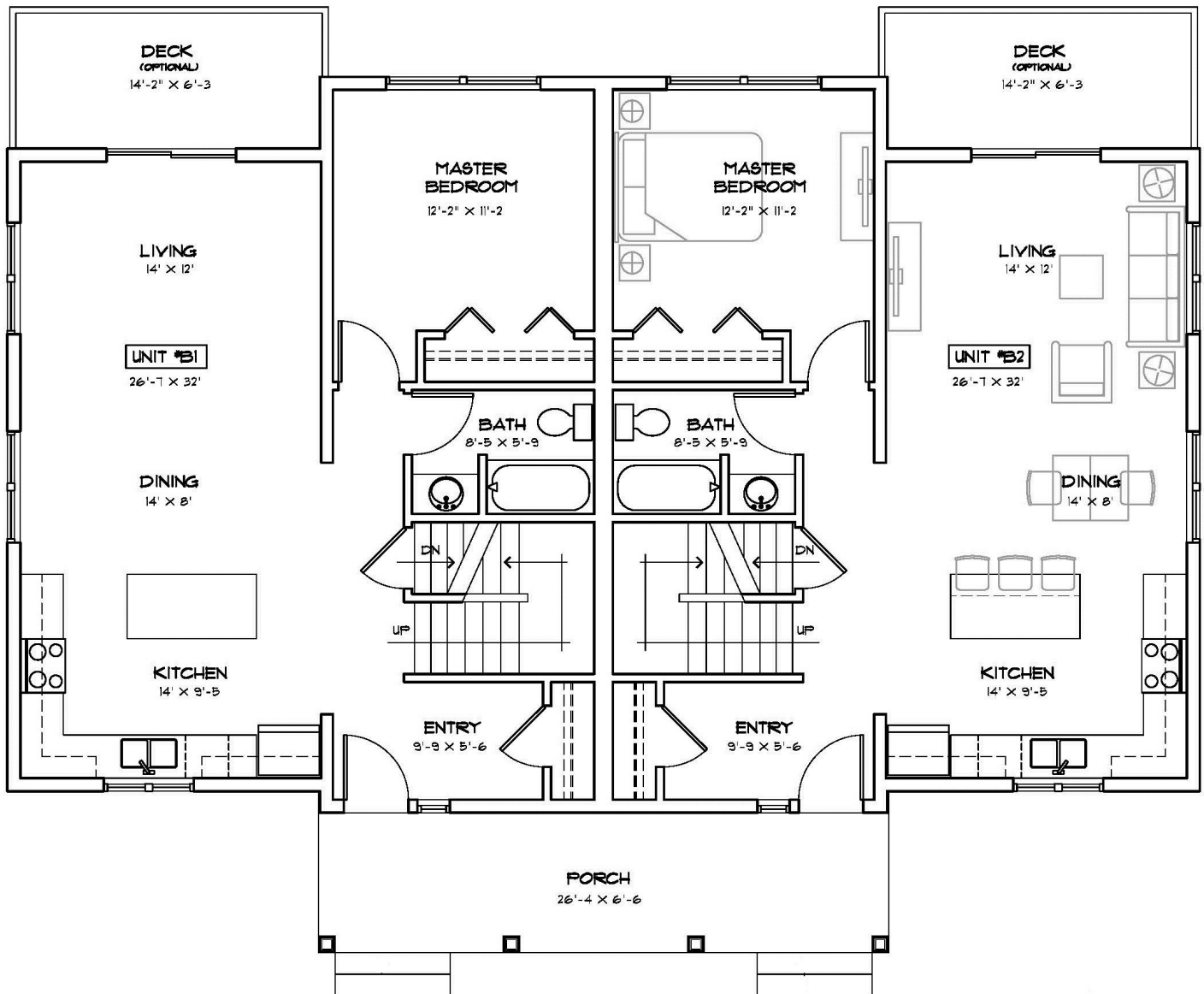


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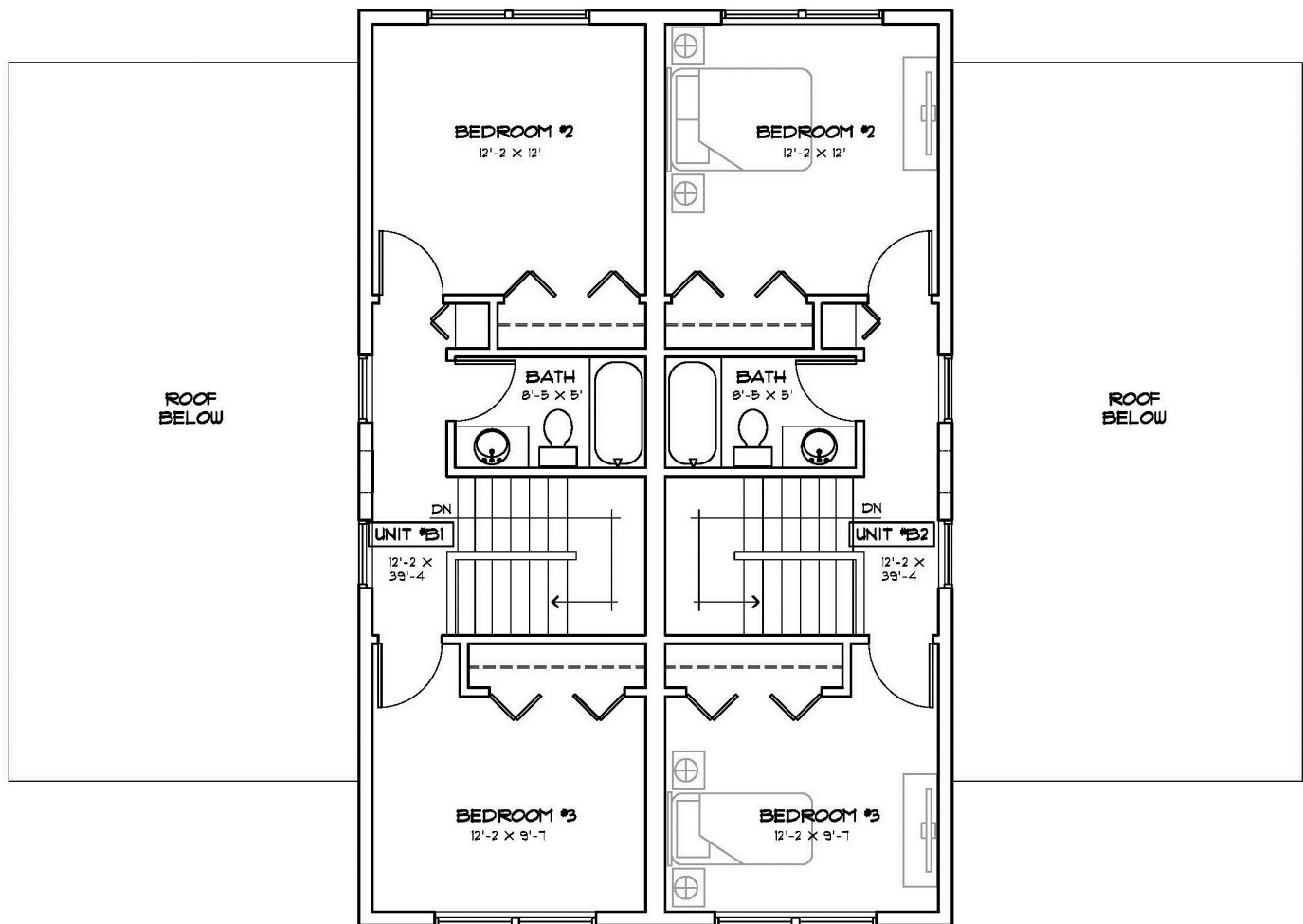
"B" UNIT FIRST FLOOR LAYOUT





TOUCHSTONE

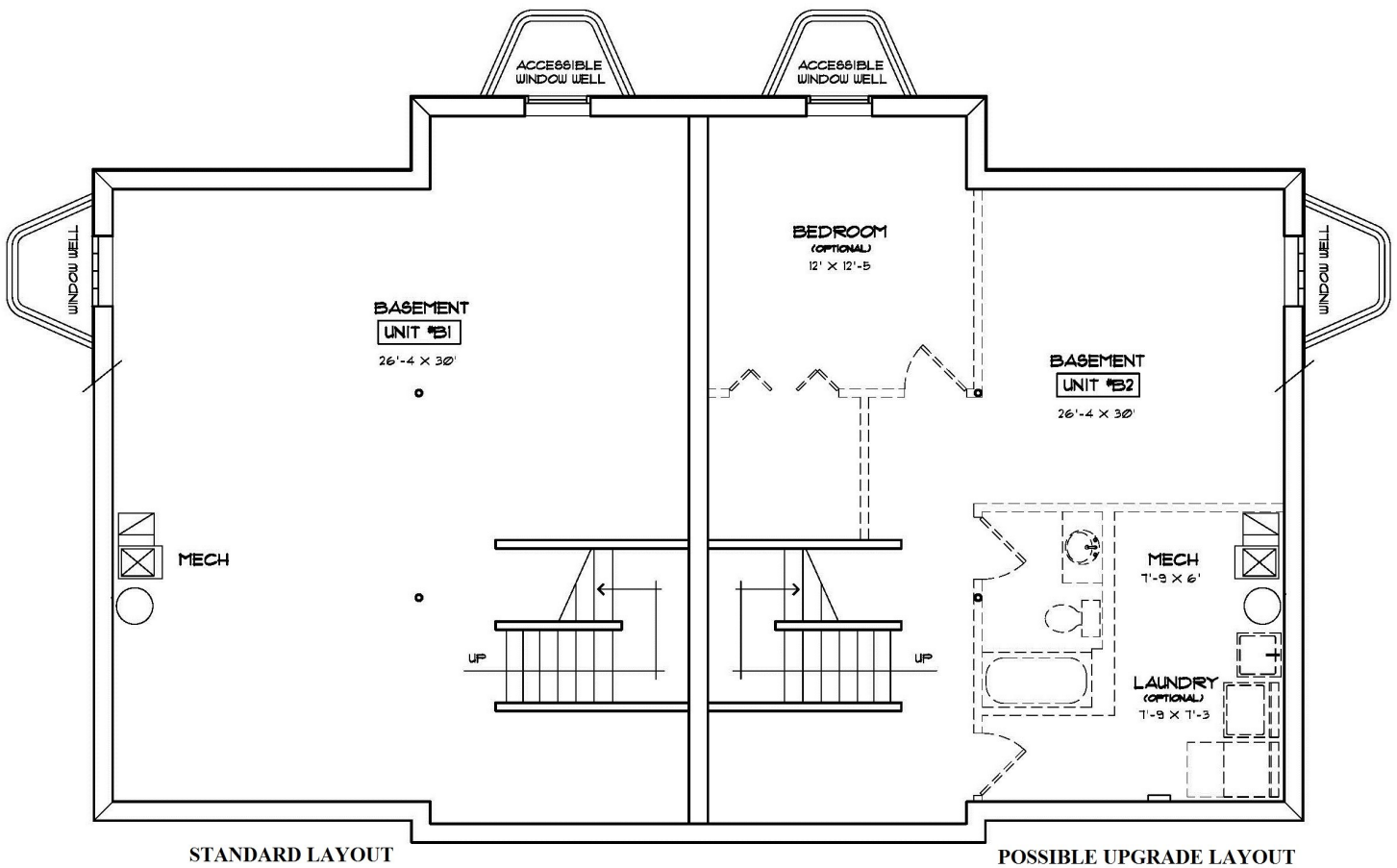
“B” UNIT SECOND FLOOR LAYOUT





TOUCHSTONE

"B" UNIT BASEMENT LAYOUT



Thank You For Your Interest In Condominiums At Touchstone Cohousing

We are excited to be building the final 12 cohousing condominiums for Touchstone. Spacious, maintenance free condos featuring centralized kitchen and living areas that bring family and friends together.

Touchstone offers a Cohousing lifestyle with opportunity for shared meals and various activities for all the residents at the Common House.

- **Select Lot Elevation**
Walkout Elevations Available
- **Lot Reservation**
\$1,000.00 escrow deposit - fully refundable
- **Purchase Agreement**
\$9,000.00 escrow deposit ~ funds held by Absolute Title
- **Start Of Construction**
All interior selections to be completed
- **Balance of Funds**
Due at closing ~ completion of build process 4 to 6 months from contract
- **Pre-qualification Letter From Builders Lender**
Builders lender for the construction financing - Bank of Ann Arbor
Local approved lenders for end loan financing
(Bank of Ann Arbor, University Bank)
- **Blue Prints Finalized**
Condo units - interior modifications made as per purchase agreement
- **Interior Selections Completed At Builders Design Center**
Completed two to three weeks of signed purchase agreement
- **Enjoy Watching Your New Condo Being Built**
There will be scheduled times in the build process to tour the progress of your new home

Thanks again for your interest in Touchstone, we look forward to hearing from you in the near future. Office hours are Monday - Friday 8am to 5pm with evening and weekend appointments upon request.

For Appointment Contact - Jane Finkbeiner (734) 323-0019

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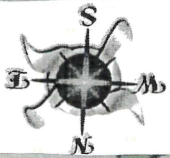
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Cul de Sac

10 parking spaces

8 garages

A UNITS

B UNITS

560 Little Lake Drive

