

COUNTRY CLUB LIVING, IN-TOWN CONVENIENCE

Fairway Hills Townhomes

\$299,500



With PRIVATE ELEVATOR,
\$278,000 Without

Carefree Condominiums

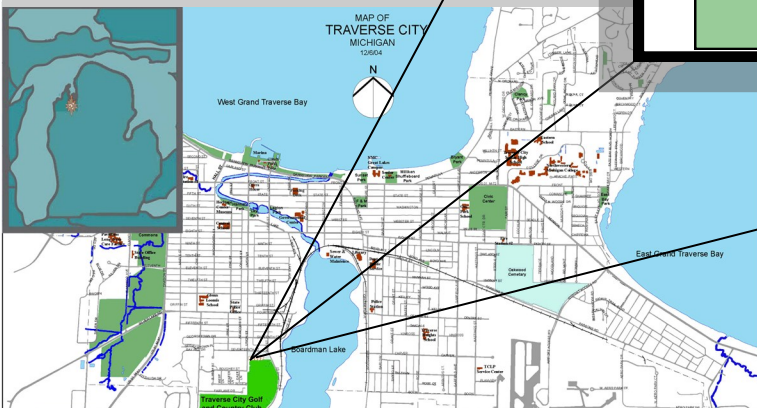
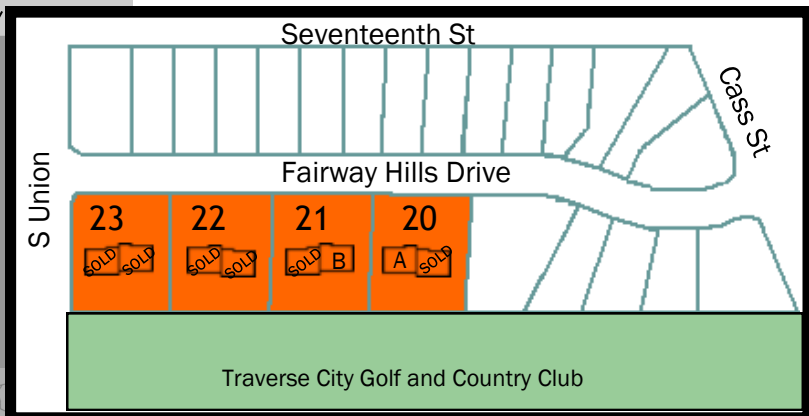
Ready to simplify your life? The convenience of in-town living reduces the time and money spent on the daily commute, errands and just running around. And, condominium living frees you from the drudgery of lawn mowing, snow removal and other maintenance tasks, leaving more time for things like golf!

The answer? A beautiful, new Fairway Hills Townhome designed with all the features you would expect in an upscale home with the prestigious Traverse City Golf & Country Club in your back yard. Attractively designed with cultured stone and finished in natural tones, these homes tuck into a hillside covered with majestic white pine, birch and oak trees offering pleasant views and comfortable surroundings. Energy-saving construction and carefree exteriors will be easy on your budget and your time.

Golf, anyone?



3 & 4 Bedroom plans available. Shown with optional 3rd floor dormer. Two Bedrooms, 2-1/2 baths, 1935 sf with 2-1/2 car garage



Location

Fairway Hills is located just south of Seventeenth Street between Cass and Union Streets. The Country Club borders the property to the south. To get there, drive south on Cass or Union Street just past Seventeenth.



CALL Barb Cooper 231-218-0303
E-mail Barb@BarbCooper.net
Virtual Tour: <http://tinyturls.com/77160>


CALL Mike Wills 231-922-3000
E-mail: Mike@MikeWills.net
CALL Tim Burden 231-218-4983
E-mail: TimkBurden@gmail.com
MidTownTraverse.com

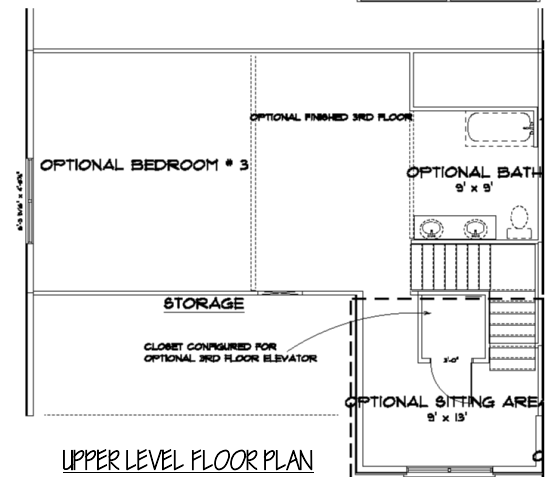
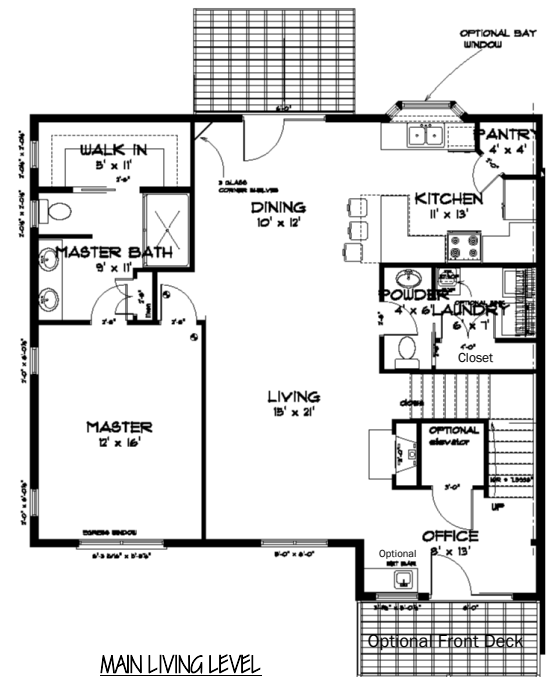
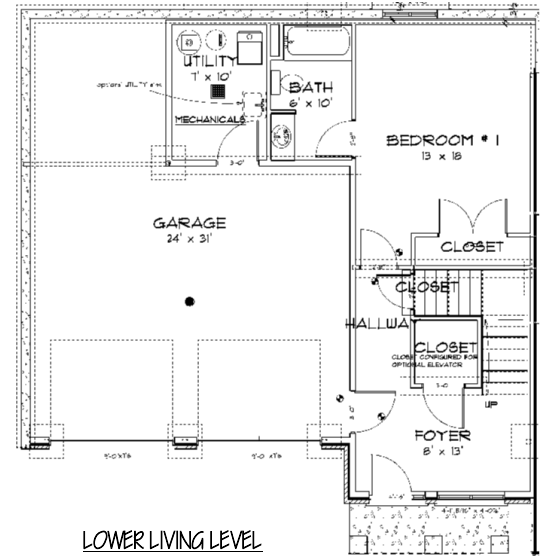
MIDTOWN DEVELOPMENT, INC.

3/29/2013 Prices & Specifications Subject to change without notice.



Townhome Features

- ◆ ONLY two more units available
- ◆ Convenient Central Location
- ◆ Available in 2, 3 or 4 bedroom plans
- ◆  Barrier Free!
- ◆ PRIVATE ELEVATOR, lower level to main floor.
- ◆ Private 2 1/2 Car Garage with large storage space
- ◆ Spacious Master Bedroom/Bath with Walk-In closet
 - ◆ Custom Glass and Tile shower enclosure with seat
- ◆ Master Suite, kitchen, living, dining, laundry all on MAIN LEVEL
- ◆ Gas Fireplace
- ◆ Upscale Kitchen cabinets
 - ◆ Granite Countertops
 - ◆ Under-cabinet lighting
- ◆ High Quality Flooring
 - ◆ Wood or Tile in kitchen, baths, entry and living room
 - ◆ Carpeted bedrooms, closets and stairs
- ◆ Solid core privacy doors with lever handles (bed & bath)
- ◆ 9' Ceilings
- ◆ Custom Base and Casing trim (painted)
- ◆ Intercom
- ◆ Prewired for Security System, speakers, cable, phone, internet
- ◆ 4 Hours interior design Consultation with Rita Whaley
- ◆ Abundant glass, transom windows throughout
- ◆ Great views from living room
- ◆ City Sewer and Water
- ◆ Concrete Driveway
- ◆ Natural Gas Heat, water and stove
- ◆ Central Air Conditioning
- ◆ NAHB Green Building construction, **SILVER** level
 - ◆ R47 rated roof, R21 Walls
 - ◆ No heat loss/gain thru common wall
 - ◆ Energy Star rated 90%+ efficient gas furnace
 - ◆ Paradigm Low-E, Argon-filled windows
 - ◆ High Efficiency toilets
- ◆ Care Free Condominium Living
 - ◆ Snow & trash removal
 - ◆ lawn care and irrigation
 - ◆ Low Association Fees, just \$137/month
 - ◆ Handsome, durable exterior materials
 - ◆ Boulder Creek Cultured ledge stone
 - ◆ Hardie Plank fiber cement siding with 15 year coating warranty
 - ◆ Composite Decking material
 - ◆ Composite & Aluminum Trim



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CALL Mike Wills 231-922-3000

E-mail: Mike@MikeWills.net

CALL Tim Burden 231-218-4983

E-mail: Timkburden@gmail.com

MidTownTraverse.com

Townhome Features

- ◆ Abundant storage with enhanced features
 - ◆ Huge Master Walk-In Closet
 - ◆ Built-Ins for books, art, mementos
- ◆ Upgraded Laundry with
 - ◆ Large Closet
 - ◆ Extra storage and counter space
- ◆ Enhanced Lighting

Owner Selections

(No Charge within Allowances)

- ◆ Light switches, dimmers
- ◆ Decorative Light fixtures
- ◆ Kitchen counter tops
- ◆ Kitchen cabinets
 - ◆ Doors & Drawers
 - ◆ Knobs and pulls
- ◆ Door styles
 - ◆ Door levers
 - ◆ Hinges
- ◆ High Quality Flooring
 - ◆ Tile
 - ◆ Carpet
 - ◆ Hardwood
- ◆ Window, door and base trim

Variations and Upgrades

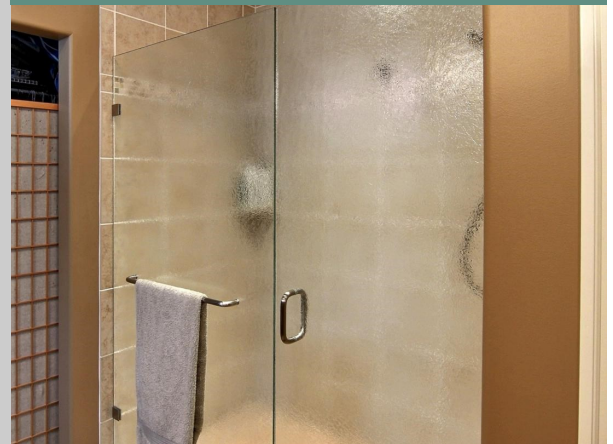
- ◆ DELETE elevator (stacked closets in place of) -\$21,500
- ◆ Third floor VARIATIONS
 - ◆ FINISHED 3rd floor bedroom, \$35,916
family room & bath (adds 600 sf)
- ◆ Front Deck Options
 - ◆ Second or Third floor deck (each) \$5,000
 - ◆ Enclosed second floor deck with roof \$10,000
 - ◆ Third floor deck w/ enclosed 2nd floor \$15,000
 - ◆ Glass railings in lieu of wood, per floor \$2,000
- ◆ Kitchen Bay Window UPGRADE \$1,500
- ◆ Skylights (each) \$650
- ◆ Other options and upgrades available Quote



*Vaulted Kitchen Ceiling
Granite Counters*



*Open Floor Plan & High Ceilings
Upscale Finishes, Wood Floors*



*Large Master Bath with
Custom Tile & Glass Shower*

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