

Charlevoix Pointe

Luxury Townhomes in the Heart of Charlevoix

Perched above the Pine River Channel, nautical gateway to Lake Michigan, from Lake Charlevoix and Round Lake, **Charlevoix Pointe** sets a new standard for luxury living in the heart of picturesque Charlevoix. This spectacular site puts you right where you want to be—steps from Downtown, the Sunset Pier and Lake Michigan.

Combining spacious, finely detailed living areas with three distinct bedroom spaces; **Charlevoix Pointe** provides opportunities to comfortably host extended family or friends. Designed with all the features you would expect in an upscale home, these units offer energy saving construction and carefree exteriors that are easy on your budget and your time.



PRIVATE ELEVATORS, 2 CAR GARAGES

2,680 square feet of living area. 3 Bedrooms and 3 Baths with generous Master Suite. 9' ceilings and an abundance of natural light. Top quality finishes.

NOW TAKING RESERVATIONS Just 7 Units in 3 Buildings



Location

Charlevoix Pointe is located in the heart of Charlevoix on the North side of Pine River Lane, next to Stafford's Weathervane Restaurant



Preliminary Main Level, Typical Unit

MIDTOWN DEVELOPMENT, INC.

October 14, 2013 Prices & Specifications Subject to change without notice.



Tim Burden 231-218-4983
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Townhome Features

- ◆ Only Seven Townhouse units available
- ◆ Convenient Downtown Location
- ◆ Abundant glass
- ◆ Private 2 Car Garage
- ◆ **10 Hours of interior design Consultation with Rita Whaley**
- ◆ Care Free Condominium Living
 - ◆ Snow removal, lawn care, trash removal
- ◆ City Sewer and Water
- ◆ Natural Gas Range and Forced Air Heat
- ◆ Central Air Conditioning
- ◆ 9' Ceilings, 8' Doors
- ◆ Custom Base and Casing trim
- ◆ Enhanced Lighting
- ◆ Decorator light switches
- ◆ Intercom
- ◆ Wired for speakers, cable, phone, security, internet
- ◆ Upgraded Laundry with Cabinets and hanging rod
- ◆ Private Elevator!
- ◆ Abundant storage with enhanced features
 - ◆ Large Master Walk-In Closet
- ◆ High Quality Flooring
 - ◆ Solid Oak or Maple in kitchen, dining and living room
 - ◆ Tile in bathrooms, laundry and entry
 - ◆ Carpet in bedrooms and on stairs
- ◆ Solid core privacy doors (bathrooms and bedrooms) with lever handles
- ◆ Handsome, durable exterior materials
 - ◆ Masonry Highlights
 - ◆ Hardie Plank fiber cement siding with 15 year coating warranty
 - ◆ Composite decking
 - ◆ Synthetic solid color trim
- ◆ Energy Saving Features
 - ◆ R49 rated ceilings, R21 Walls
 - ◆ No heat loss/gain thru common wall
 - ◆ Energy Star rated 90%+ efficient gas furnace
 - ◆ Argon-Filled, Low-E windows
 - ◆ High Efficiency Toilets
 - ◆ NAHB Green construction, Silver level



*Upscale Kitchen Cabinets
and Countertops*



*Stroll along the Pine River,
steps from your door.*



*Owner-Selected
Custom Finishes*

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Layout

◆ MAIN LEVEL

- ◆ Private Deck
- ◆ Large, open living/dining and kitchen area
- ◆ Gas Fireplace
- ◆ Upscale Kitchen cabinets
 - ◆ Granite Countertops
 - ◆ Under-cabinet lighting
- ◆ Laundry

◆ UPPER LEVEL

- ◆ Spacious Master Suite
- ◆ Custom Glass and Tile shower enclosure
- ◆ Private Deck

◆ LOWER LEVEL

- ◆ Spare Bedroom and Bathroom
- ◆ Spacious 2-Car Garage
- ◆ Large Storage Area

Owner Selections

- ◆ Light switches, dimmers
- ◆ Decorative Light fixtures
- ◆ Kitchen counter tops (granite)
- ◆ Kitchen cabinets
 - ◆ Doors & Drawers
 - ◆ Knobs and pulls
- ◆ Door styles
 - ◆ Door knobs or levers
- ◆ High Quality Flooring
 - ◆ Tile
 - ◆ Carpet
 - ◆ Hardwood
- ◆ Base and case moldings
- ◆ Interior colors

Variations and Upgrades

- ◆ Built-Ins
 - ◆ Nooks Quote
 - ◆ Closets Quote
- ◆ Stacked closets in lieu of elevator Quote



A Front Row Seat to Watch the Sail Boats Play on Lake Charlevoix



Stunning Lake Michigan Sunsets



Charlevoix Marina & Splash Pad

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