

TOM GAMMON

PRESENTS KNIGHTSBRIDGE HOMES



Kingston Model, **Lot 50** - 2494 sq. ft. 4 bedrooms, 2.5 baths, wood floors, immediate occupancy.

Priced at \$274,900



Stratford Model, **Lot 10** - 2952 sq. ft. 4 bedroom 2.5 bath Walk Out backing to the woods! Customize it today.

Priced at \$314,900



Berkshire Model, **Lot 119 & lot 273** - 2141 sq. ft. 4 bedrooms, 2.5 baths. Daylight basement, still time to customize.

Priced at \$289,900



Kingston Model, **Lot 158** – 2537 sq. ft. 4 bed, 2.5 baths. Wood floors, granite counters, daylight basement.

Priced at 299,900



First Floor Master, **lot 219** – 2610 sq. ft. 3 bed, 2.5 bath Large loft overlooking great room, granite tops, sst appl.

Priced at \$299,900

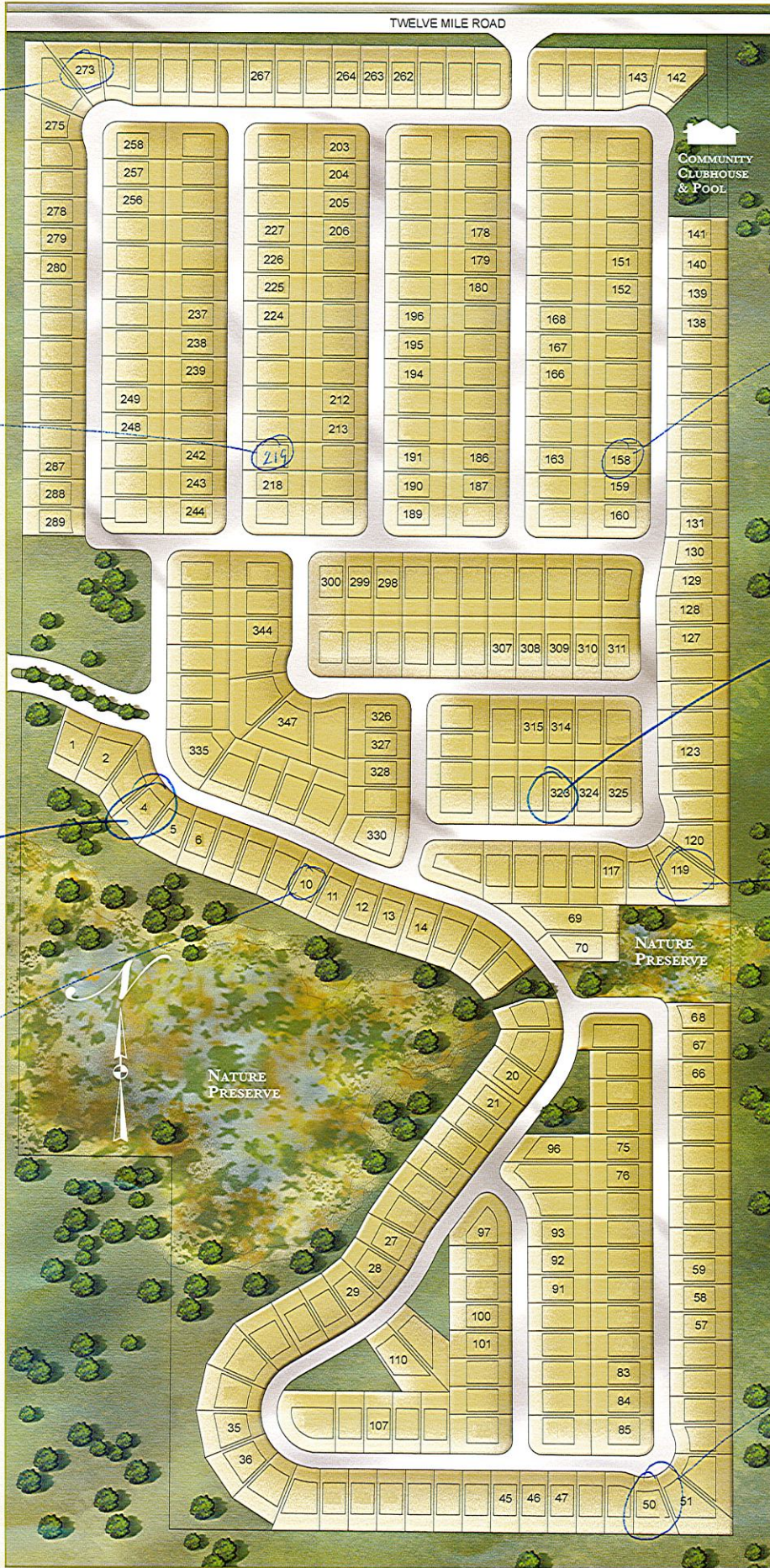
Located south of Grand River off of Napier Rd in Novi – South Lyon Schools

THESE HOMES ARE EXCLUSIVELY OFFERED BY TOM GAMMON. PLEASE **CONTACT TOM AT 810-599-3533** FOR PRIVATE SHOWINGS. FEEL FREE TO VISIT WWW.TOMGAMMON.COM



YOUR NEIGHBORHOOD

SITE PLAN



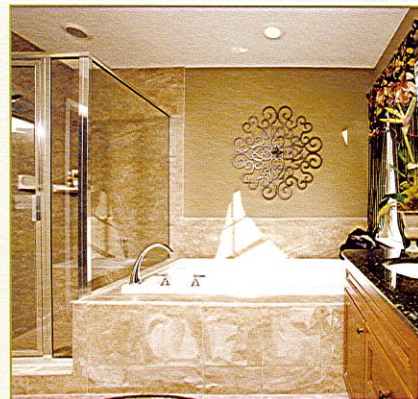
We reserve the right to make changes to plans, prices, specifications and materials or to change or discontinue models without prior notice or obligation.



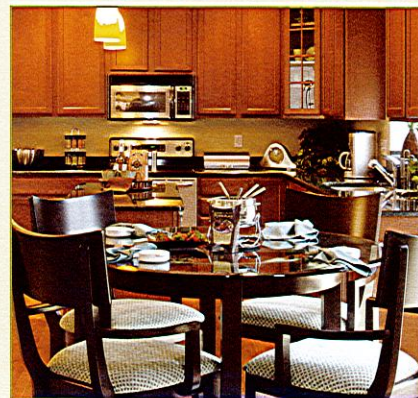
K NIGHTSBRIDGE GATE - NOVI'S BEST VALUE



Exceeding the expectations of homeowners with gorgeous homes in an exciting location, Knightsbridge Gate is truly Novi's Best Value. The innovative new architectural designs and floor plans showcased here were created specifically for today's lifestyles. Filled with incredible features, state-of-the-art appliances and quality details, these luxurious 3 and 4 bedroom homes range from 1,900 - 2,900 square feet, with both walkout and daylight sites available. Knightsbridge Gate also offers impressive amenities with a community pool and cabana, complimented by beautiful landscaping and sidewalks throughout the neighborhood.



With no detail overlooked, Knightsbridge Gate is perfectly located to take advantage of the area's best attractions and features, with everyday conveniences, healthcare centers, and shopping close by. Just minutes from Uptown Novi, the area is rich with recreation, entertainment and relaxation opportunities as well. Golf courses, exciting restaurants, coffee shops, and day spa's enhance the quality of everyday life for our residents and their families. Students living in Knightsbridge Gate will attend schools in the acclaimed South Lyon school district.

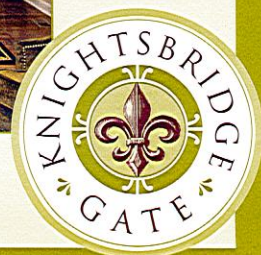


Our Sales Team Makes the Difference

The talented Knightsbridge Gate sales team works together with customers to make a real difference in the home buying experience. They will not only give you a personal tour of the models, but also assist future homeowners in selecting the one-of-a-kind home that fits their needs and lifestyle. Each homeowner will work one on one with their sales manager, a knowledgeable professional who will educate them throughout the exciting building process. From home decor selections to building updates, our simplified communication process and hands-on service philosophy are the key to our high level of customer satisfaction and defines our commitment to quality.



810-599-3533



AMENITIES

FEATURES YOU HAVE ALWAYS WISHED FOR ...

*Also Included!!!
Laundry Room-Merillat 30" Upper Cabinets
Hardwood in Kitchen/Nook, Foyer, Butler's Pantry & Powder
Dining Room - Wainscoting & Crown Molding
(2) Arched Passageways of Choice
Over-Head Lighting in All Bedrooms
Decorative Lighting Package including (2) Recessed Cans
Built-In Speakers with Receiver & Volume Control*

YOUR NEIGHBORHOOD

- Cabana & community swimming pool
- Prestigious **Novi** mailing address
- Enchanting grand entrance boulevard
- Several park areas & beautiful community landscaping
- Community sidewalks with tree-lined streets
- Underground utilities
- **Detroit** - City water and sewer
- Acclaimed **South Lyon Schools**
- Conveniently located close to expressways, shopping, dining and entertainment

LAVISH INTERIORS

- 9' First floor ceilings
- 2-story great room & foyer per plan
- Tray or cathedral ceilings in owner's suite
- Cozy gas fireplace accented with a marble surround
- **Bruce** 3/4" Oak hardwood in foyer, hallway, powder room, kitchen & nook
- Plush wall-to-wall carpeting with 6 lb pad
- Vinyl flooring in laundry room & back hallway per plan
- Interior decorative lighting fixture package
- Pre-wired for alarm system
- Pre-wired for telephone and cable outlets
- Convenient over-head lighting in all bedrooms
- Pre-wired fan in owner's suite
- Paneled doors with painted O.G. trim
- Custom 4" painted base moldings
- First or second floor laundry room per plan with utility tub
- Large owner's suite with spacious walk-in closet
- Ventilated wire closet shelving throughout
- Smoke detectors on each floor and all bedrooms
- Stained staircase handrail, newel post & painted spindles
- Custom two-tone interior paint selection

GOURMET KITCHEN FEATURES

- 42" **Merillat** maple or oak cabinetry
- Custom built-in butler pantry per plan
- Choice of **Wilsonart** laminate countertops with radius corners
- Gourmet kitchen island with electrical outlet
- Spacious walk-in pantry per plan
- **GE** electric range, dishwasher & microwave
- Stainless steel kitchen sink with garbage disposal
- Chrome faucet with side sprayer
- Box-out window over kitchen sink per plan

LUXURIOUS BATHS

- 6' Luxurious garden tub in owner's suite with tiled deck
- Stand alone shower with glass & tile walls in owner's suite
- 5' Steel tub with 12x12 tile walls & floors in full baths
- Double china sinks in owner & main baths
- Classic pedestal sink in powder room
- Single lever chrome faucets
- Full vanity-width decorative mirrors
- Elongated toilets
- Exhaust fans vented directly to the exterior
- Ground fault interrupter electrical outlets
- Spacious linen closets

CHARMING EXTERIORS

- Two-car front entry garage
- Traditional brick front elevations with stone options per plan
- 25 Year shingle with continuous roof ridge ventilation system
- Maintenance-free vinyl siding with stained wood trim
- Maintenance-free insulated vinyl windows with full screens
- Decorative window grilles on front elevations
- 8' Embossed panel garage door with decorative windows
- Concrete driveway & walkway to front porch
- Insulated steel entry doors
- Fully drywalled and fire-taped garage
- Custom limestone address block
- Two weatherproof electrical outlets and hose bibs
- Seamless aluminum gutters and downspouts
- Pre-wired for garage door opener
- Doorbell chime
- Porch & garage coach lights

ENERGY SAVING FEATURES

- 90% High efficiency gas furnace
- 50 Gallon power-vented high efficiency water heater
- Furnace mounted humidifier
- Housewrap to prevent air and moisture infiltration
- R-13 Fiberglass batt insulation on all exterior walls
- R-30 Fiberglass insulation in all heated ceiling areas including vaults
- 150 AMP electrical service and gas line prep to dryer

CAREFULLY CONSTRUCTED

- Full basement with 10" thick continuous poured concrete walls
- Glued, screwed & nailed 3/4" tongue and groove OSB sub-floors
- Engineered steel "I" beam for structural support
- 16" on center framing on all load bearing walls
- Nationally recognized warranty program by **Pro Home**