



Features & Amenities

COMMUNITY FEATURES

- In the desirable Huron Valley School District
- Just a short walk to downtown Milford for shopping, restaurants, galleries and schools
- Easy highway access via I-96 and M-59 to access all of Metro Detroit
- Just minutes to nearby to parks including Kensington Metropark, sport courts, golf courses and recreation

WARRANTY COVERAGE

- 1 year Builder warranty
- 2 year warranty on plumbing, electric & HVAC systems
- 10 Year structural warranty through Professional Warranty Service®

NUTS & BOLTS

- Pre-wiring for phone and cable outlets
- 150 AMP electrical service
- 50 Gallon hot water tank (per plan)
- Smoke detectors & Carbon monoxide alarms
- Pex® water supply plumbing throughout
- Power humidifier
- Tongue and Groove subfloor glued and screwed

EXTERIOR FINISHES

- Charming Elevations with Therma Tru® smooth fiberglass front door, cultured stone, brick to the knee wall and vinyl siding (included per plan)
- Tamko® 30 year dimensional asphalt roof shingles
- PlyGem® Low-E white vinyl windows with insulated glass and screens
- Two Car Detached Garages with steel panel sectional doors pre-wired for garage door opener
- Concrete driveways, entry porches and sidewalks
- Coach lighting on garage, entry and rear patio door (per plan)
- One exterior frost-free hose bib
- Seamless aluminum gutters and downspouts
- Maintenance-free exteriors with aluminum wrapped fascia and soffits
- Basement walls to receive Watchdog® waterproofing membrane with 10 year warranty
- I-joist flooring system
- Homes built to 2015 Michigan Residential Building Code



02/25/16



Features & Amenities

(continued)

MODERN KITCHENS

- Quality crafted 42” tall Merillat® Kitchen Cabinets
- Granite countertops with 4” backsplash in Kitchen
- GE® kitchen appliances- dishwasher, free standing range and microwave hood
- Under mount stainless steel sink (choice of single bowl or 50/50 split) with 1/3 H.P. disposal
- Mohawk® Hardwood flooring in foyer and kitchen

ENERGY EFFICIENT

- DR Nelson & Associates energy seal process
- Tyvek® House Wrap
- High efficiency 90+ gas furnace and all duct-work sealed for increased efficiency
- Energy Efficient to 2015 Energy Codes
- R-13 fiberglass insulation in exterior walls
- R-19 fiberglass insulation in the cantilever & bays
- R-38 fiberglass insulation in heated ceiling areas
- R-11 Basement blanket insulation on interior walls with egress window system
- Continuous ridge and soffit vent for maximum air flow through the attic

LUXURIOUS BATHS

- 12” x 12” ceramic tile flooring in full bathrooms
- Wilsonart® laminate counters with 4” backsplash in full bathrooms
- 36” Vanity bath mirrors in full baths
- Moen® polished chrome faucets
- Pedestal sink and Mohawk® hardwood floors in powder room

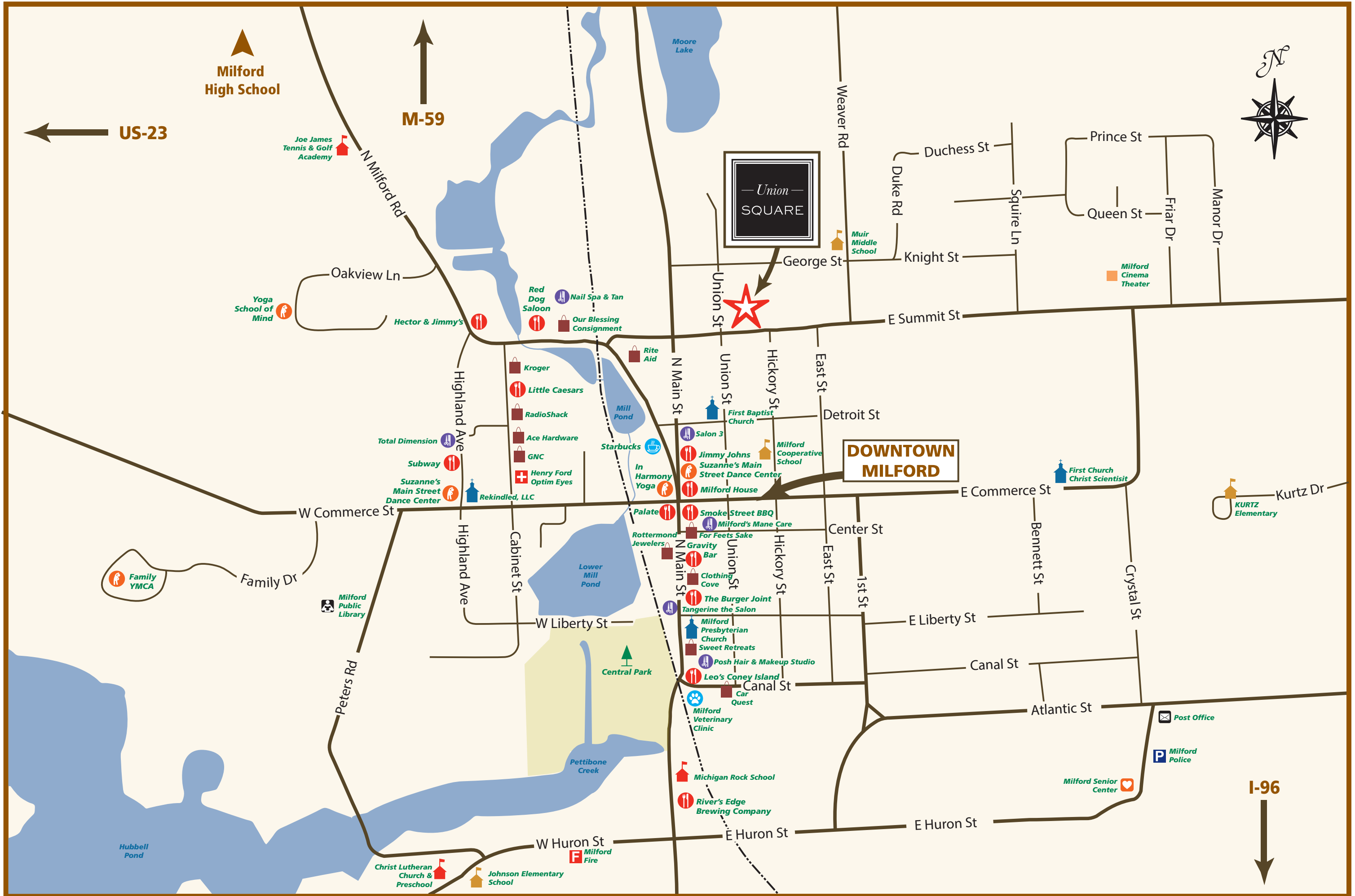
SUPERIOR FINISHES

- Mohawk® stain release carpet with 5 lb pad
- Sherwin Williams® paint throughout
- Armstrong® vinyl flooring in laundry room
- Two-panel smooth finish interior doors
- BHP® door hardware in polished chrome
- White wire-style shelving and racks in closets
- Designer lighting package in satin nickel finish

DESIGN CENTER

- One-on-one appointment(s) with the professional team at Robertson Homes’ state-of-the-art design center to guide your personal finishes





Milford High School

US-23

M-59

Union SQUARE

DOWNTOWN MILFORD

I-96



Family YMCA

Joe James Tennis & Golf Academy

Yoga School of Mind

Kroger

Little Caesars

RadioShack

Ace Hardware

GNC

Henry Ford Optom Eyes

Rekindled, LLC

Palate

Rotterdam Jewelers

For Feets Sake Gravity Bar

Union St

The Burger Joint

Tangerine the Salon

Milford Presbyterian Church

Sweet Retreats

Posh Hair & Makeup Studio

Leo's Coney Island

Car Quest

Milford Veterinary Clinic

Michigan Rock School

River's Edge Brewing Company

Christ Lutheran Church & Preschool

Johnson Elementary School

Milford Fire

Union St

George St

Union St

Hickory St

East St

N Main St

Union St

Hickory St

East St

1st St

Union St

Hickory St

East St

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KURTZ Elementary

Post Office

Milford Police

Milford Senior Center

Union St

George St

Union St

Hickory St

East St

N Main St

Union St

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East St

1st St

— Union —
SQUARE

Community Plan



Artist rendering, variations to exact locations and applicable plans will vary. All information herein was accurate at the time of publication. We reserve the right to make changes in price, specification, or materials, or to change or discontinue models without notice or obligation.



The Princeton

Elevations

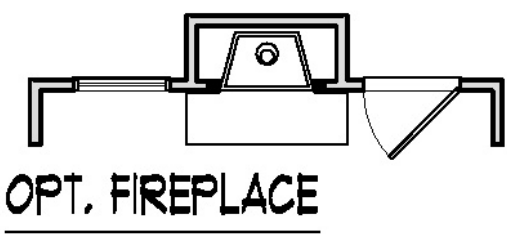
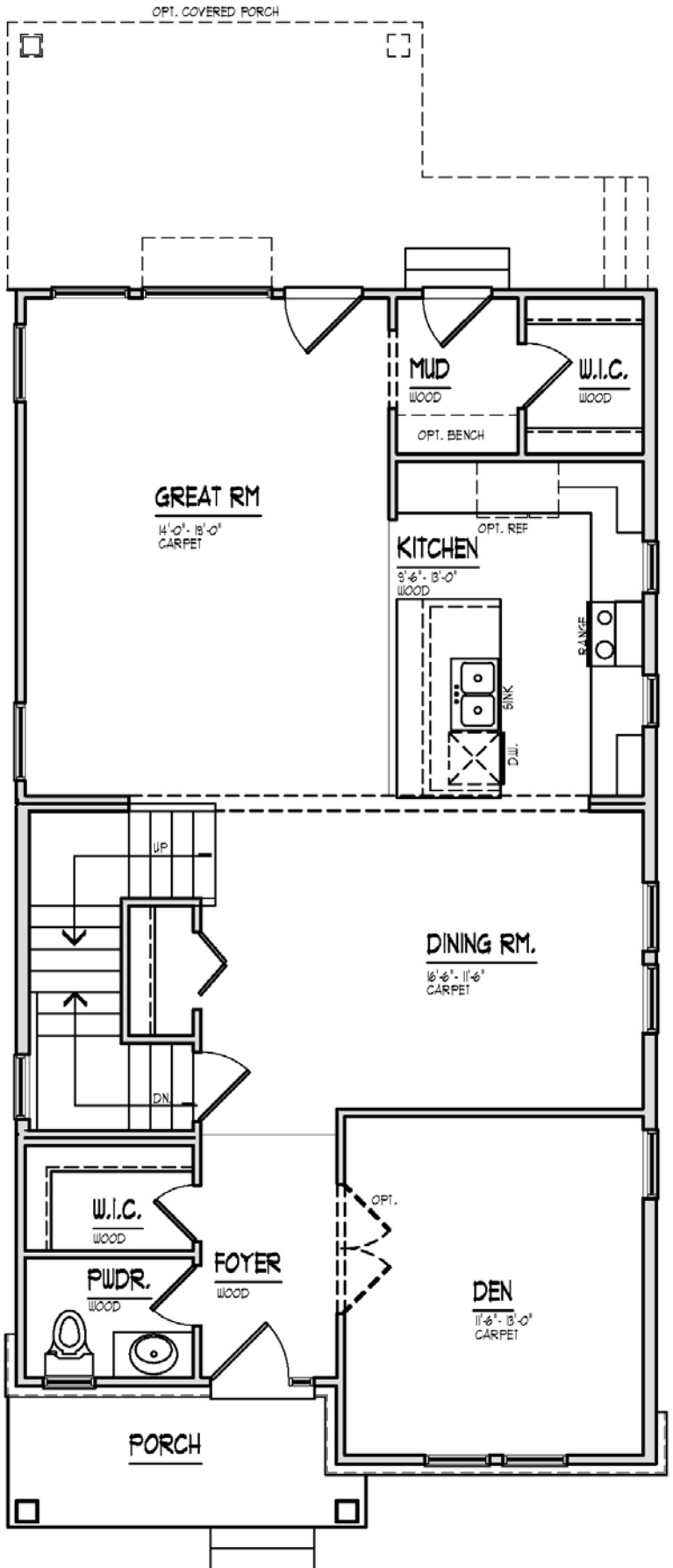


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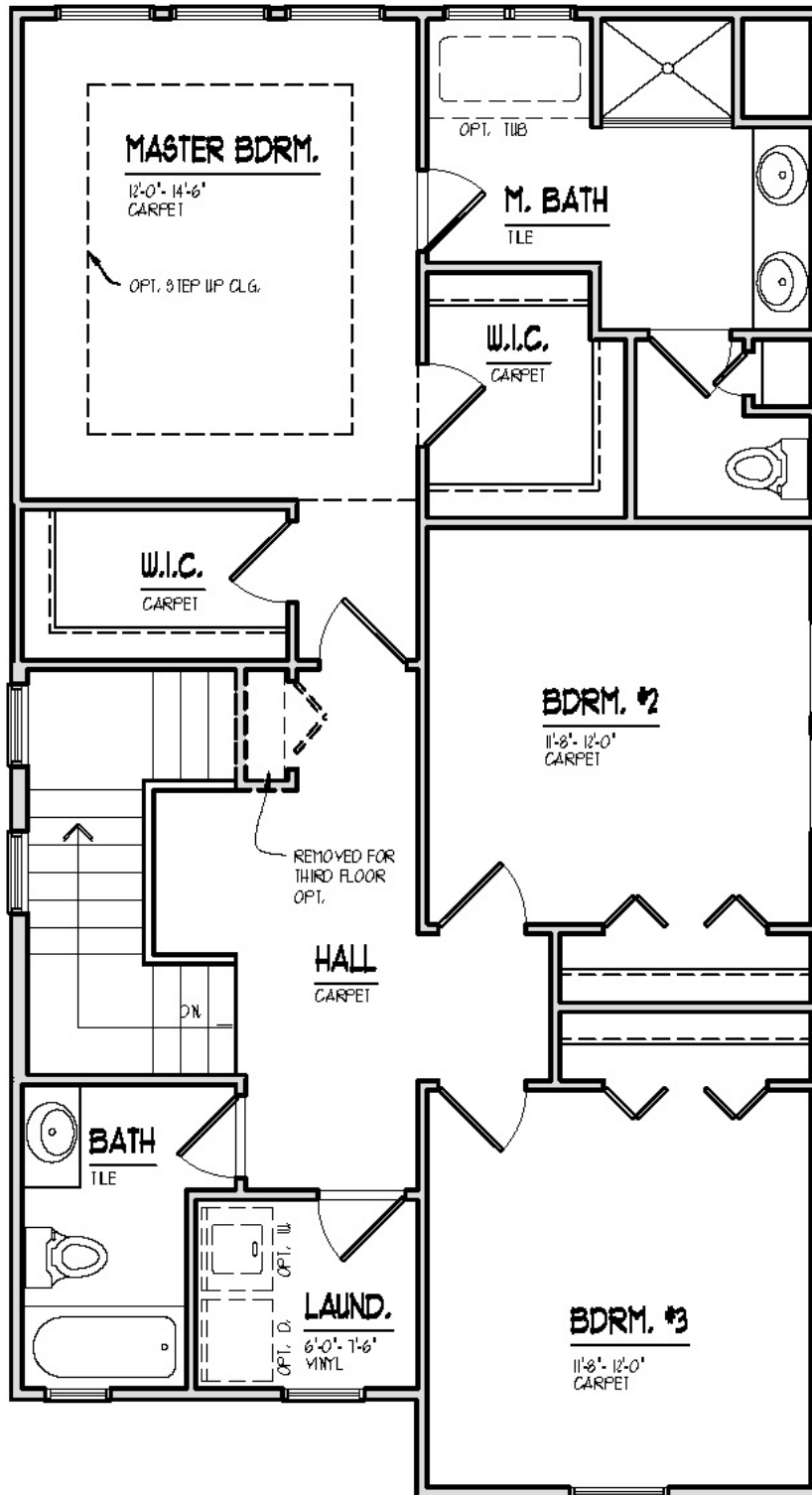
The Princeton

2,092 sqft



The Princeton

Second Floor





The Addington Elevations

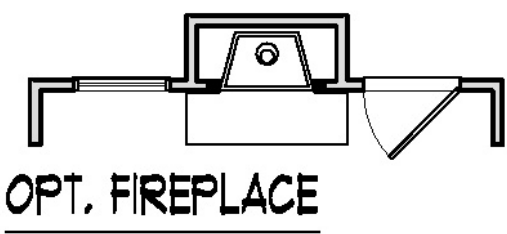
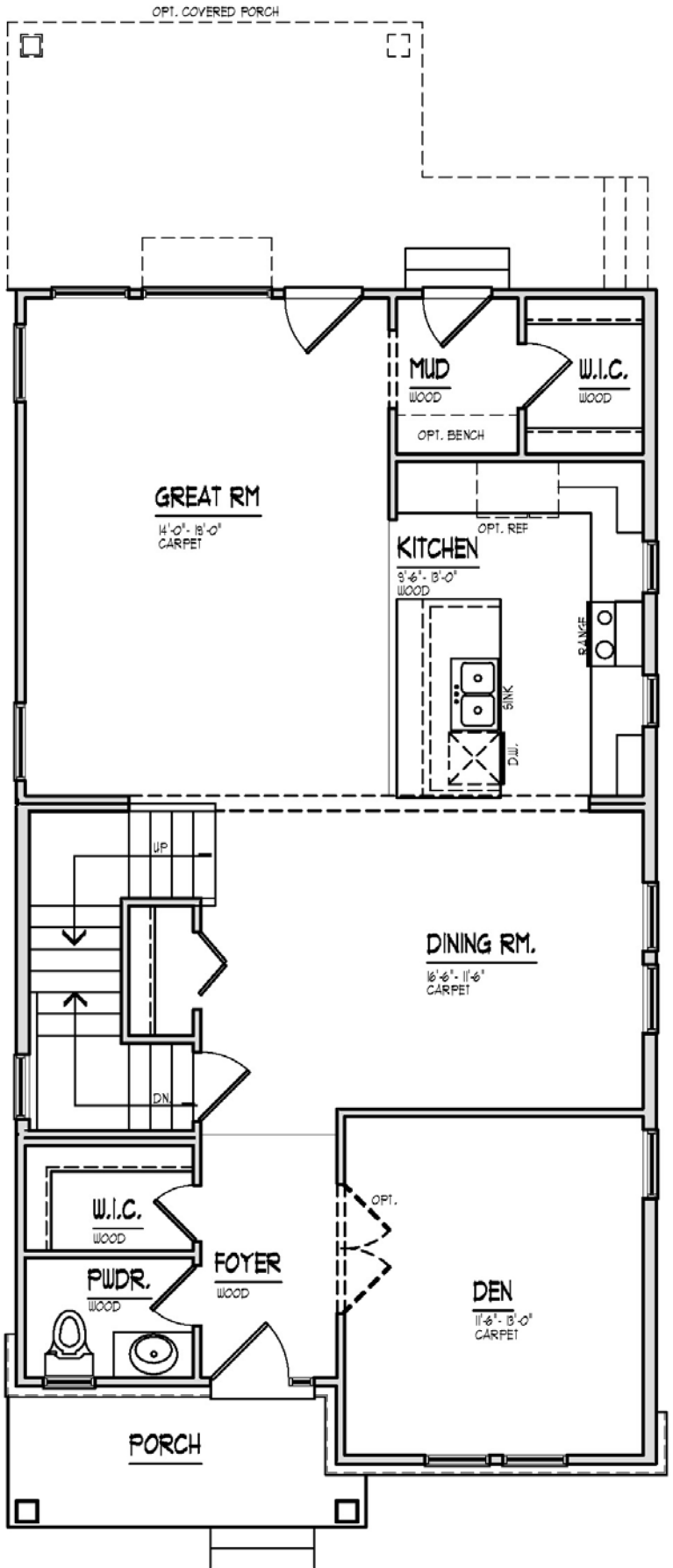


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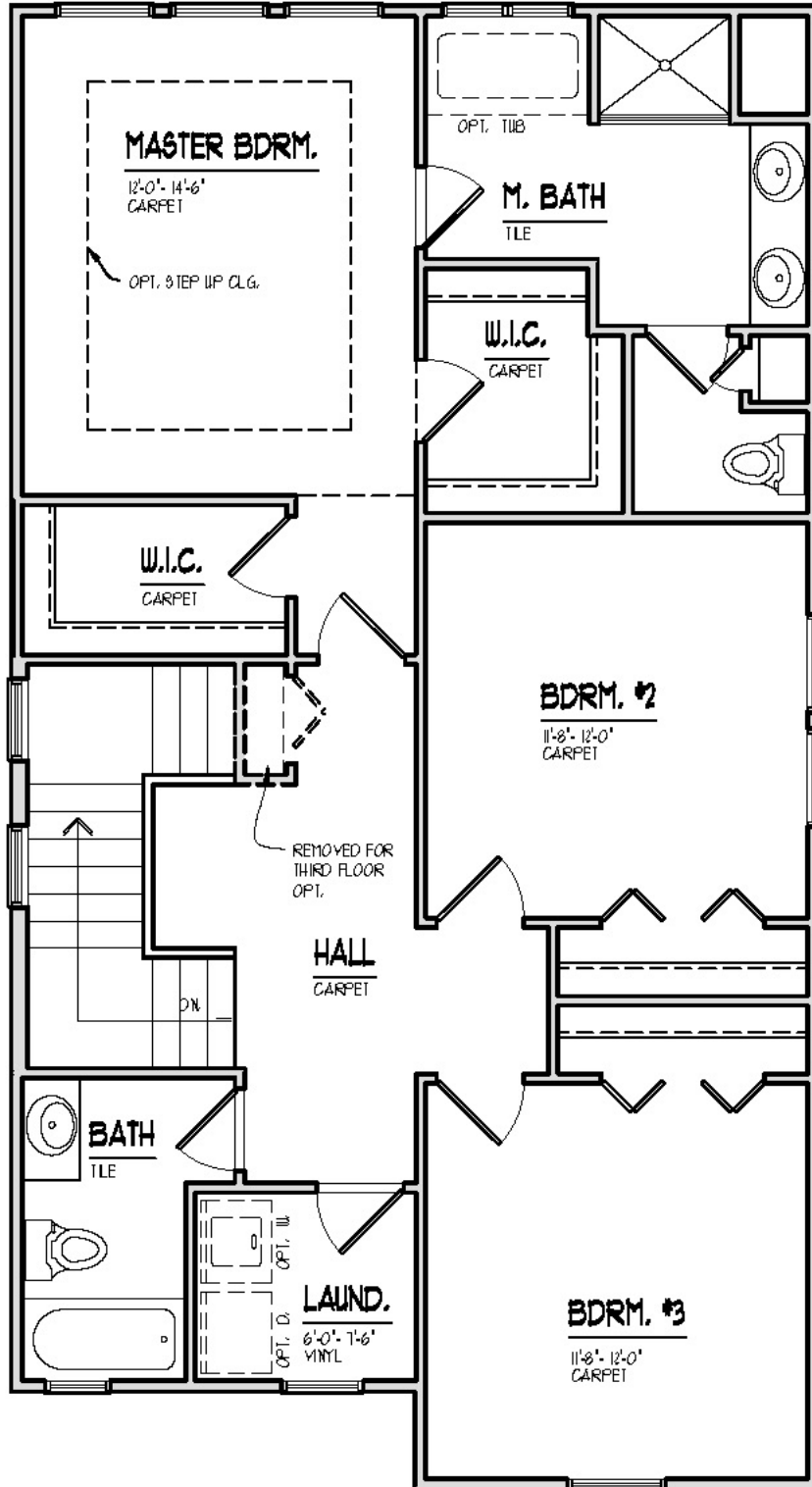
The Addington

2,585 sqft



The Addington

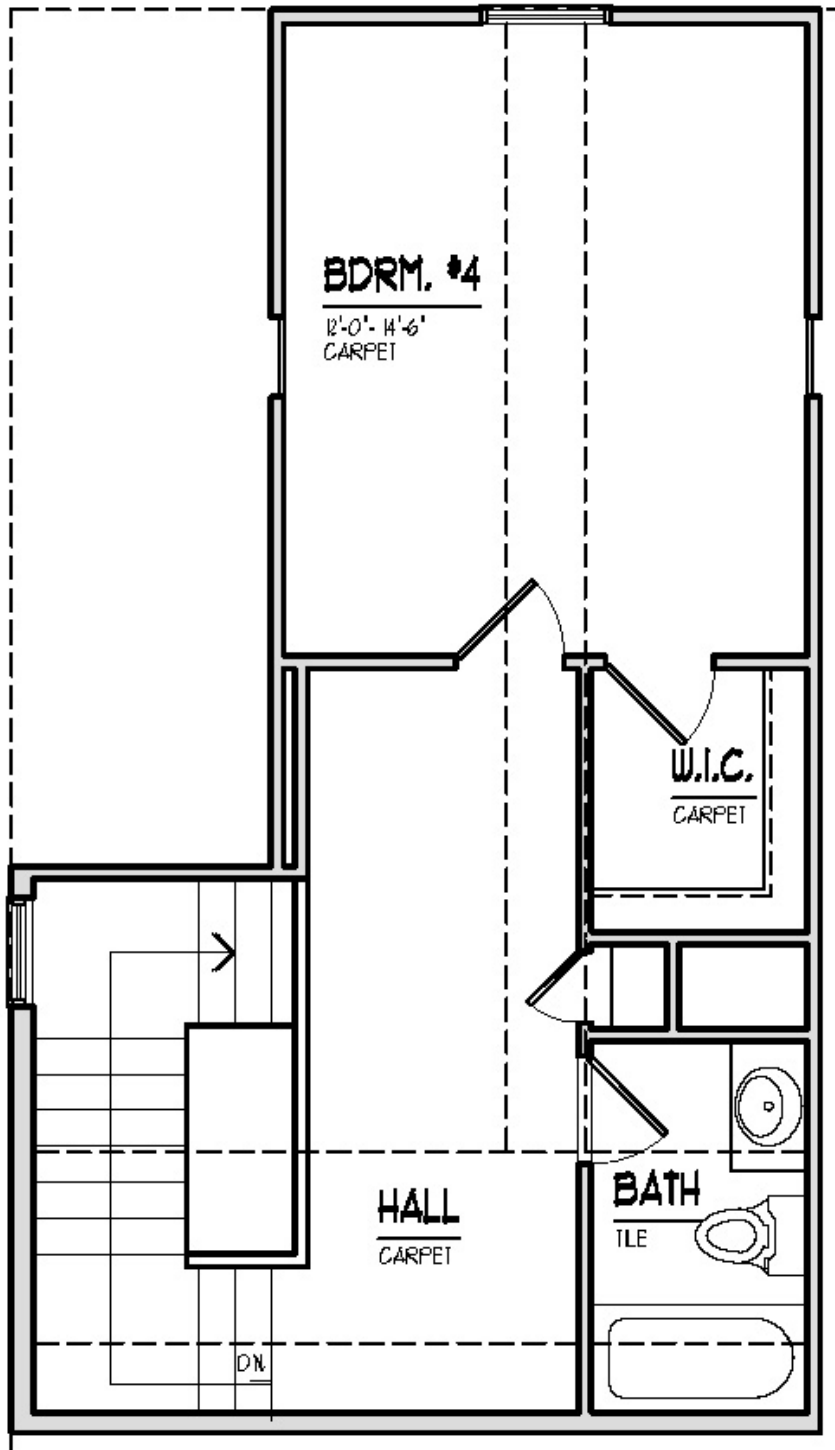
Second Floor





The Addington

Third Floor





The Franklin

Elevations

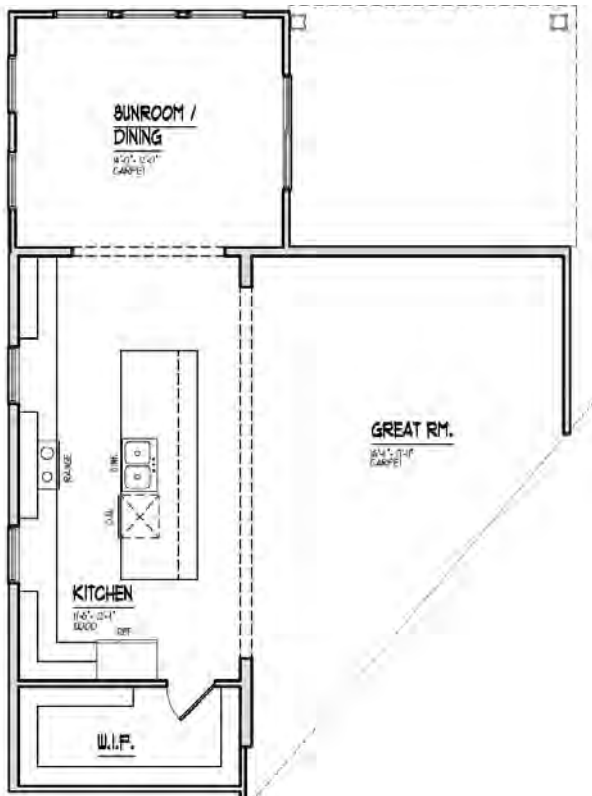


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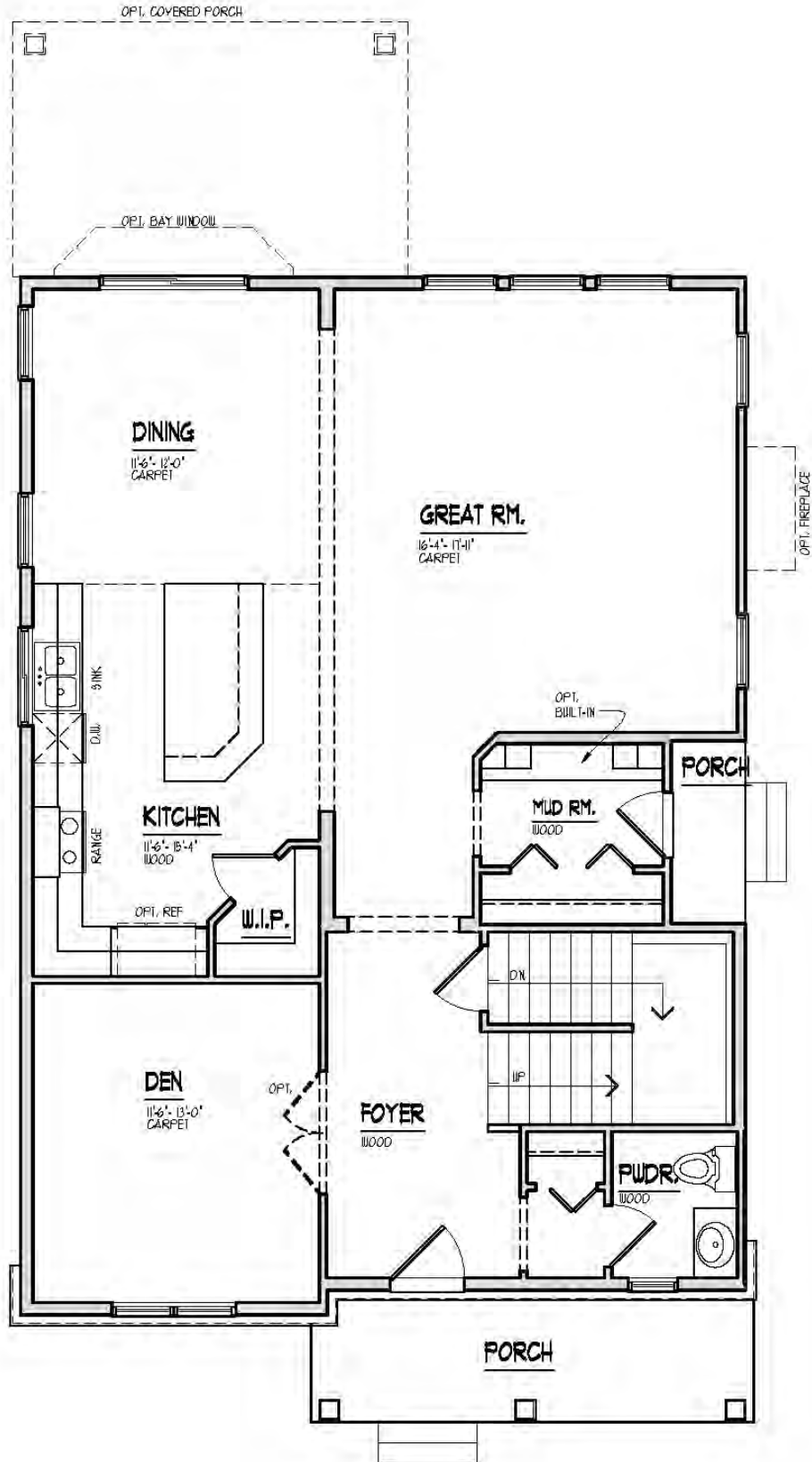


The Franklin

2,455 sqft

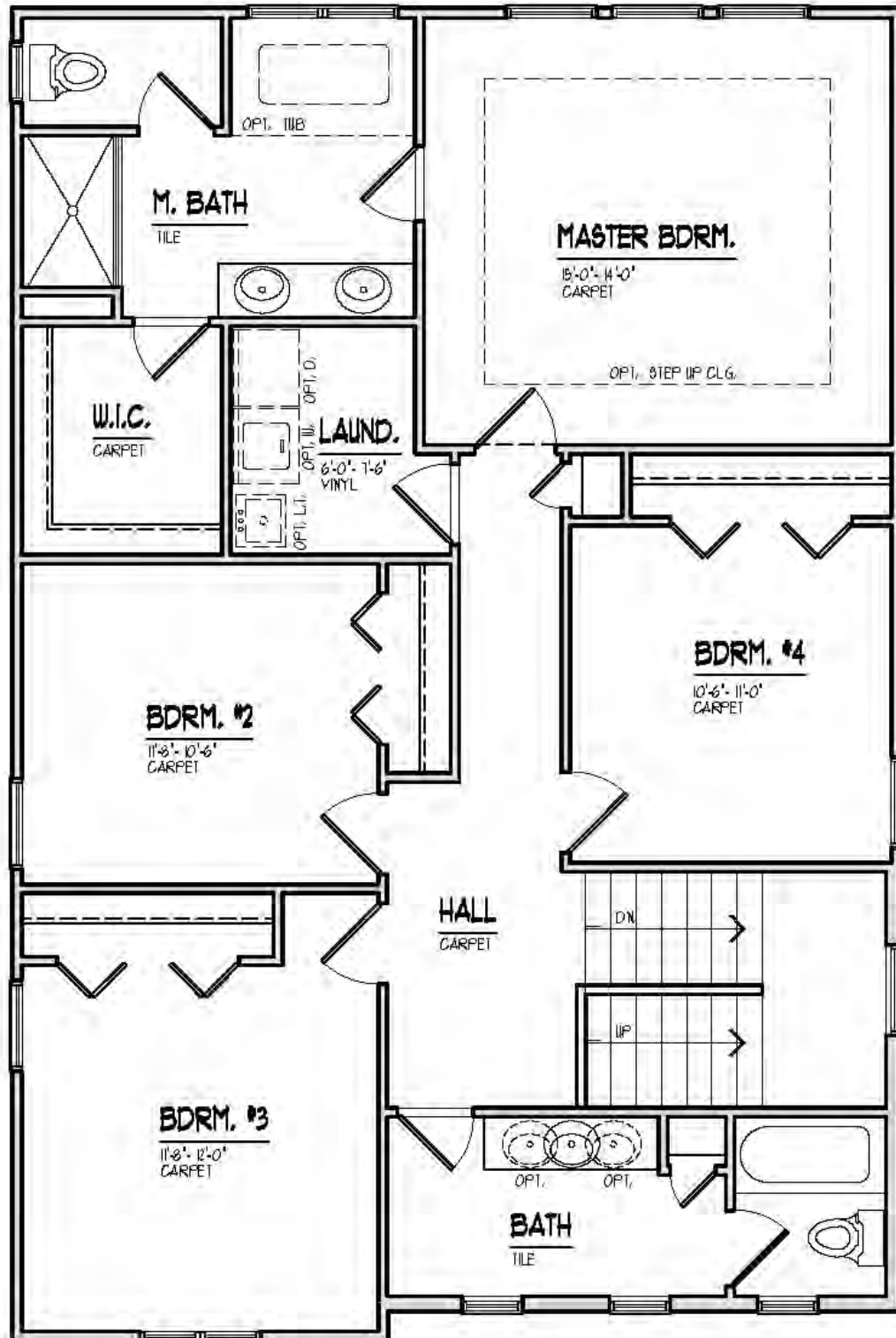


Optional
 Sunroom/Dining Rm



The Franklin

Second Floor





The Lafayette

Elevations



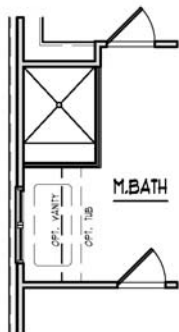
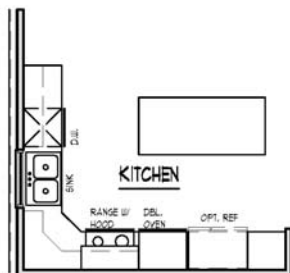
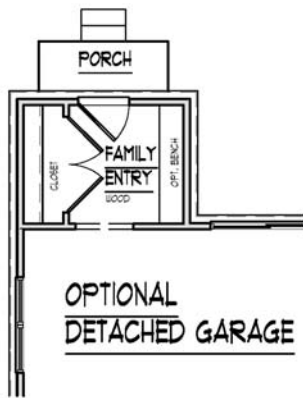
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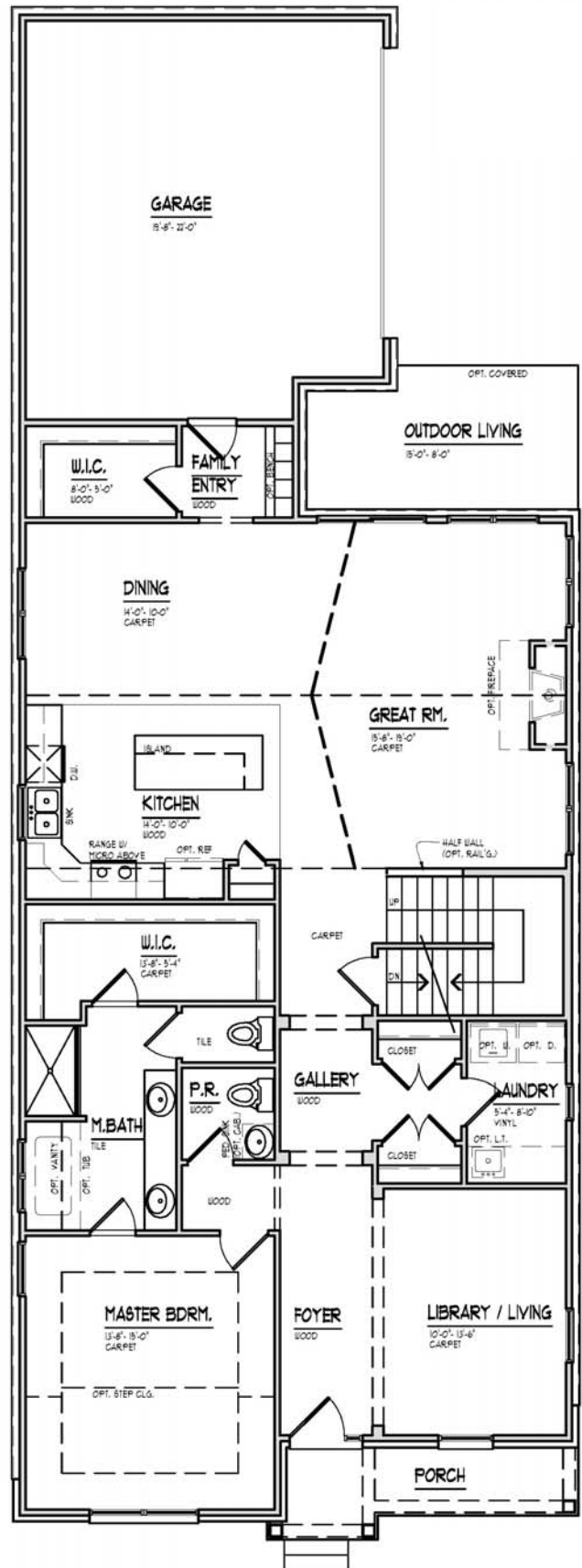


The Lafayette

2,122 sqft



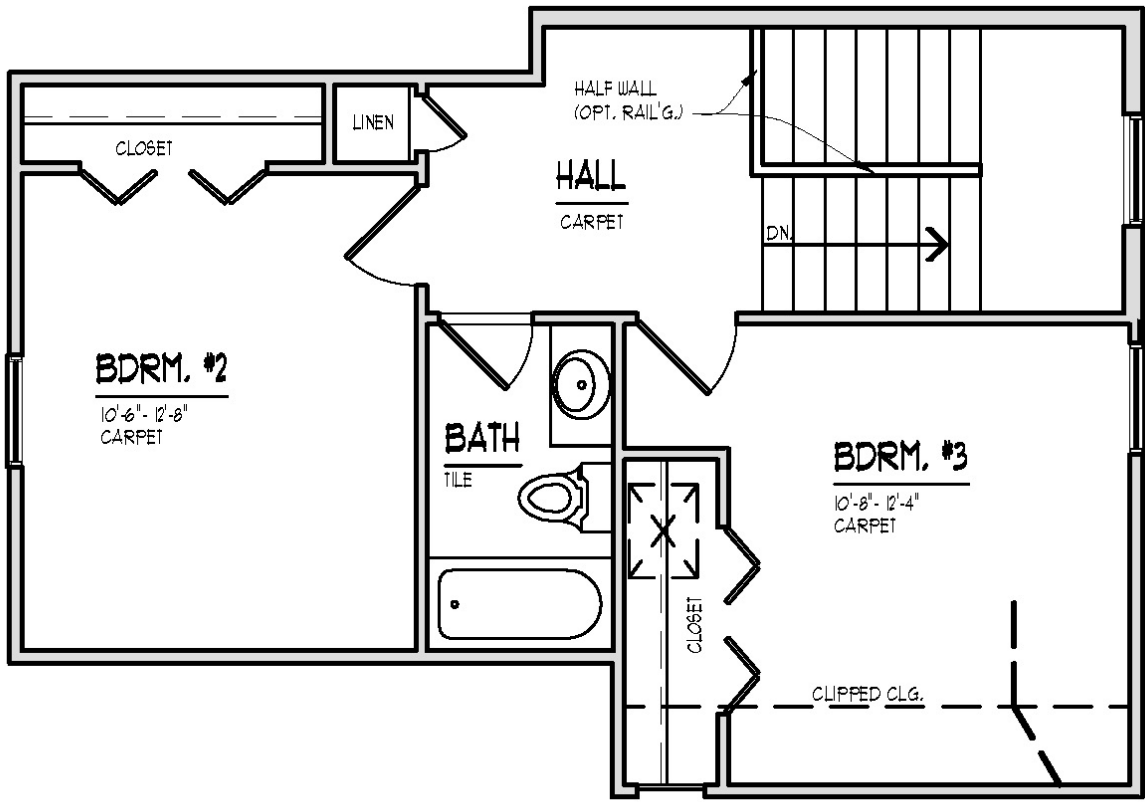
OPT. TILE SHOWER
 @ MASTER BATH





The Lafayette

Second Level





The Winchester

Elevations

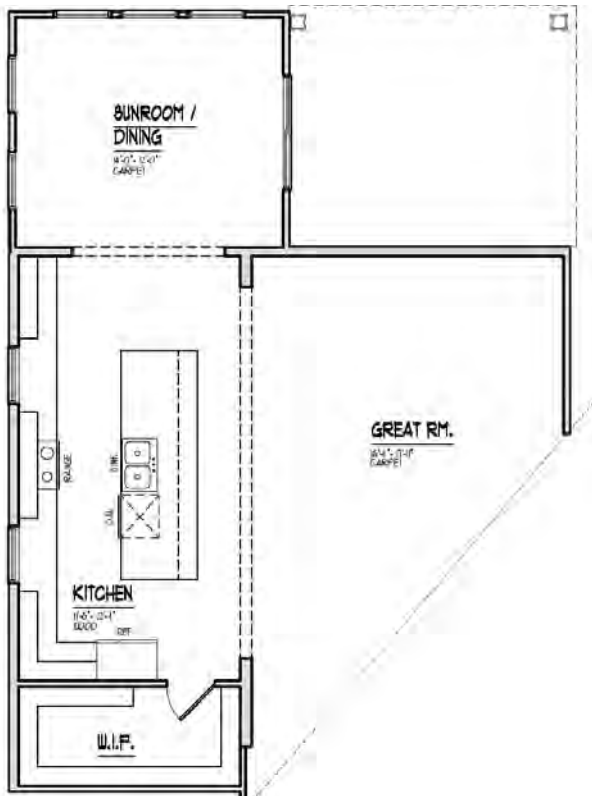


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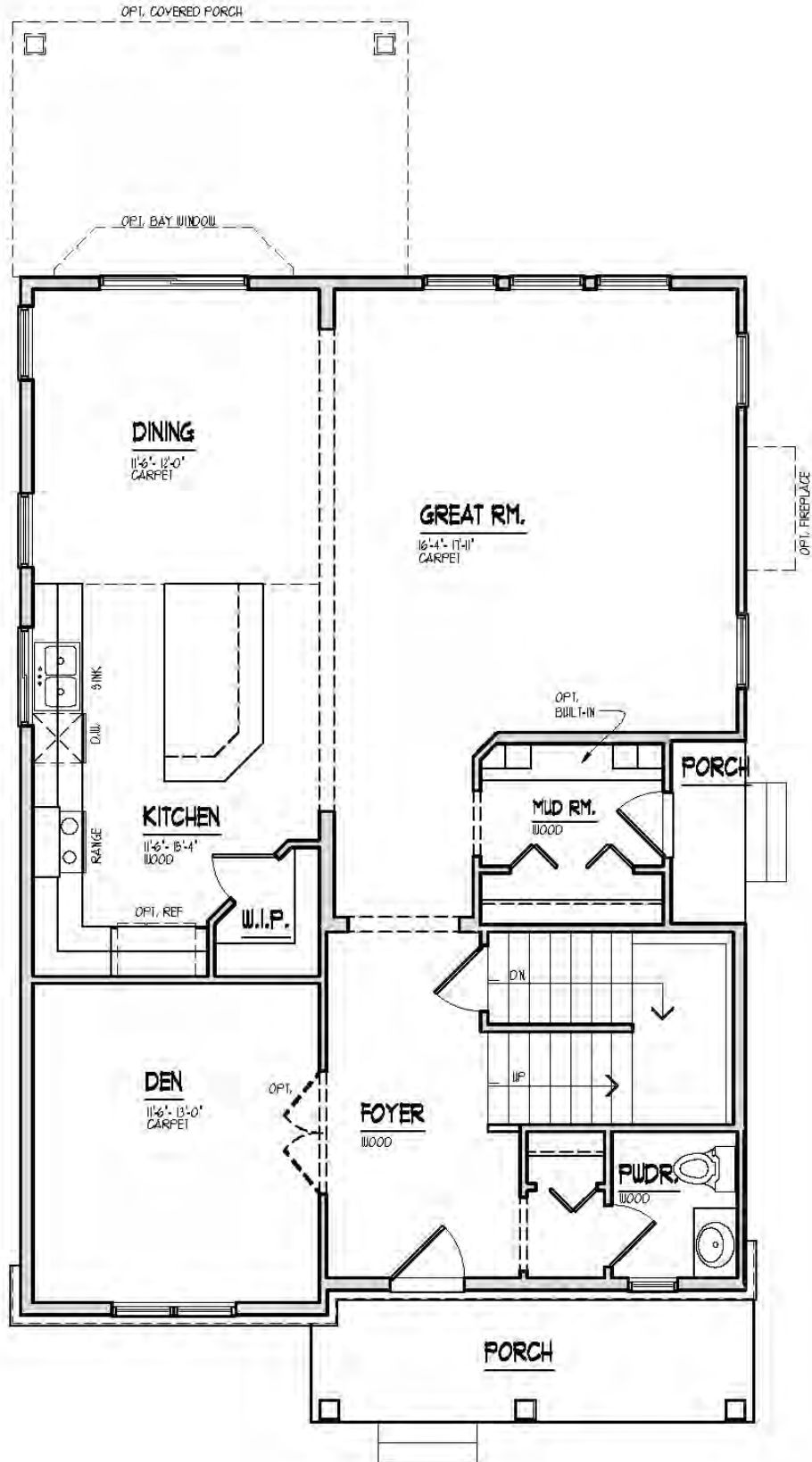


The Winchester

2,936 sqft

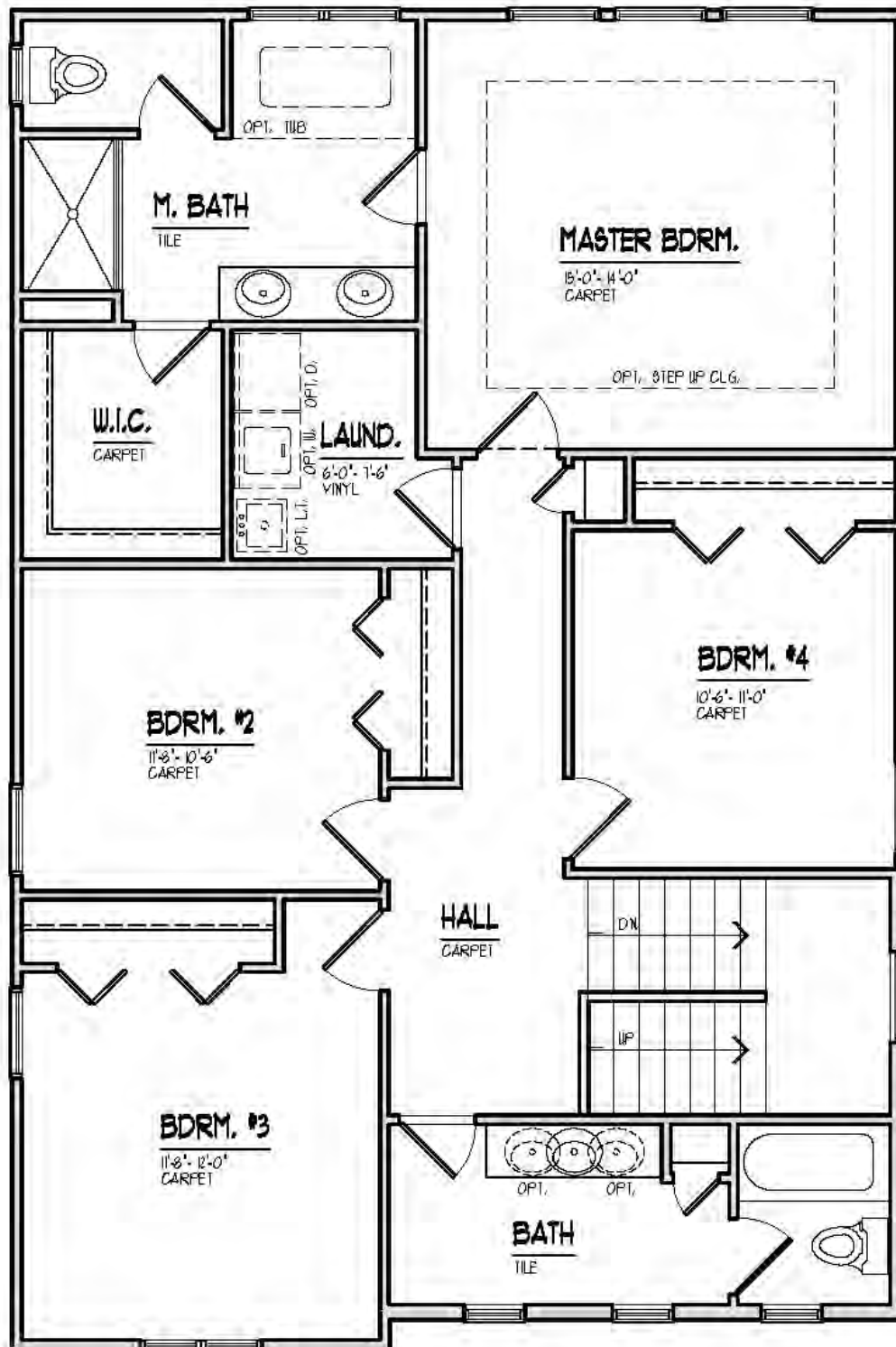


Optional
 Sunroom/Dining Rm



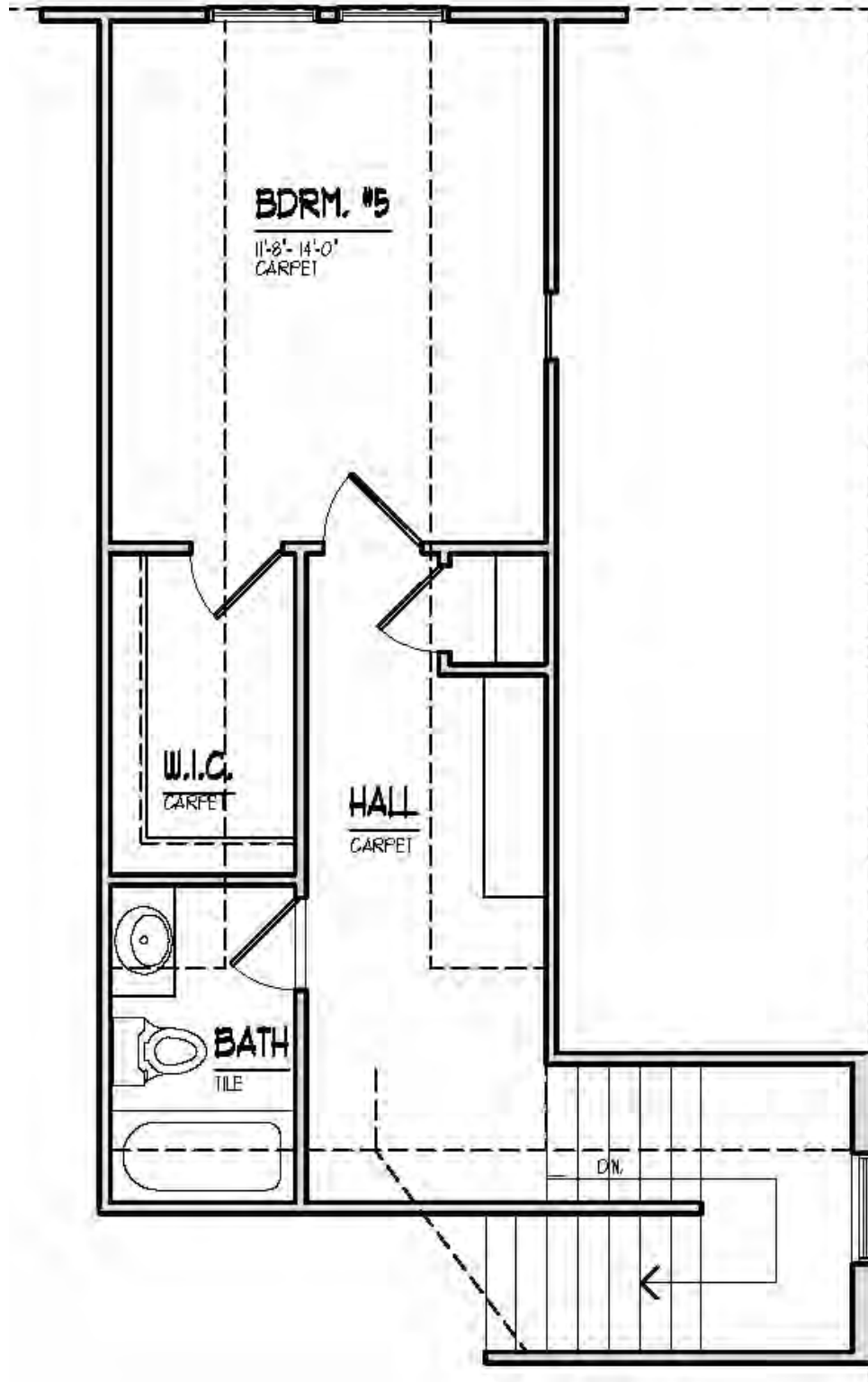
The Winchester

Second Floor



The Winchester

Third Floor





EXCELLENCE IS A FAMILY TRADITION

Unmistakably Robertson Brothers...



In 1945, brothers Paul C. Robertson, Sr. and Covert Robertson, Jr., established Robertson Brothers with the intent of building homes in Berkley and Royal Oak for returning World War II veterans. After this, they moved on to Bloomfield/Troy to develop Pine Hill, their first investment in the Adams Road Corridor—tradition that continues today.

One major milestone was the hiring of Paul C. Robertson, Jr. in 1972 and the subsequent development of Adams Wood— the first master-planned condominium development that emphasized “lifestyle” living with such amenities as a clubhouse, pool and

tennis courts. Many larger communities designed around this lifestyle concept— which evolved to include stunning golf course communities— have been developed, including Bingham Woods, The Homes at TPC, The Links of Northville Hills, The Heathers, The Links of Pheasant Run and Links West of Pheasant Run.

Under the command of Paul C. Robertson, Jr., Robertson Brothers Homes has continued to give customers “what they want” by offering an array of gracious home choices (single-family homes, detached condominiums, attached condominiums, stacked condominiums and mid-rise condominiums) in many of the area’s premier locations. To date, the company has been involved in building and developing over 40 communities.



- ROBERTSON BROTHERS IS ONE OF THE MOST RESPECTED BUILDERS IN SOUTHEAST MICHIGAN SINCE 1945
- EACH HOME HAS OVER 1,000 POINTS OF INSPECTION
- WINNER— J.D. POWER AWARD FOR QUALITY
- OVER 95% OF PAST HOMEOWNERS WOULD RECOMMEND A ROBERTSON HOME TO FAMILY OR FRIENDS

Welcome to
RB
ROBERTSON
BROTHERS
HOMES
Design Center



Designer Options for Your Dream Home

We understand that your home is more than a place to live; it's your personal statement and a long lasting investment. The Robertson Homes' Design Center is a key part in making your dream home a reality. The Design Center has an array of selections and packages that are available to choose from in one convenient location. Our professional design team is dedicated to helping you make your home truly unique.



MOHAWK



We are America's Cabinetmaker.



GE APPLIANCES



SHERWIN-WILLIAMS

Armstrong



MOEN

Buy it for looks. Buy it for life.®

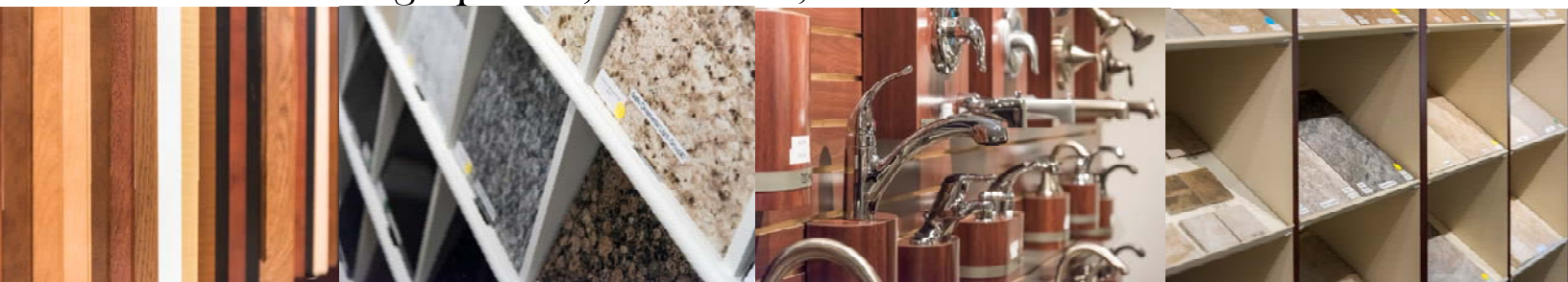
Visit the Design Center during Open Browse Hours

Tuesdays from 1 to 3 pm and Thursdays from 5 to 7 pm

Finish Selection appointments scheduled following Purchase Agreement

Tracey Ladd, Design Center Director (248) 282-1452

6905 Telegraph Rd, Suite 220, Bloomfield Hills MI 48301



Union Square

Robertson Brothers Homes are engineered for energy efficiency. Our energy saving construction package includes;

Ceiling: R-38

Framed Walls: R-13+OSB+Housewrap

Windows: U=0.35

Foundation: R-11

Furnace:+90% AFUE

Water Heater: 0.60 Ef

A/C: 13 SEER

Nelson Energy Seal®

Plan/Model	1960's-1970's Era Energy Code ¹ Predicted performance of identical plan built to "Prescriptive" values of then Michigan Energy Code.		1990's-2008 Energy Code ² Predicted performance of identical plan built to "Prescriptive" values of the 1997-2008 Michigan Energy Code.		New Energy Code ³ Predicted performance of identical plan built to "Prescriptive" values of our new Michigan Energy Code effective March 2011.		Robertson Brothers ⁴ The dimensionally identical home built with the Robertson Brothers Energy package	
	Annual Energy Costs*	Home Energy Rating Score**	Annual Energy Costs*	Home Energy Rating Score**	Annual Energy Costs*	Home Energy Rating Score**	Annual Energy Costs*	Home Energy Rating Score**
Addington • 2585 sq.ft.	\$ 3,024	139	\$ 2,737	128	\$ 1,914	97	\$ 1,402	62
Franklin • 2455 sq.ft.	\$ 2,842	144	\$ 2,563	132	\$ 1,762	99	\$ 1,337	66
Linden • 2164 sq.ft.	\$ 2,979	136	\$ 2,630	123	\$ 1,771	91	\$ 1,333	64
Princeton • 2092 sq.ft.	\$ 2,567	143	\$ 2,330	132	\$ 1,581	98	\$ 1,205	66
Winchester • 2936 sq.ft.	\$ 3,318	140	\$ 3,012	129	\$ 2,121	98	\$ 1,552	63

*Predicted Annual Heating, Cooling & Water Heating costs based on average climate data for SE MI and Electricity @ 12¢ /kWh, Natural Gas @ \$1.00/CCF

**HERS is a registered trademark of RESNET (Residential Energy Specialists Network). For more information about HERS ask your salesperson or visit: www.RESNET.us

1. Built to: Ceiling: R-19, Walls R-11, Windows U=0.60, Basement Walls R-0, Furnace 78%, AC 10 SEER - typical values of the era.
2. Built to the 1997-2008 MI Uniform Energy Code Table 1074; "Prescriptive Compliance Approach".
3. Built to current MI Uniform Energy Code Table N1102.1; "Simplified Prescriptive Building Envelope Criteria"
4. Built to the Robertson Brothers standard energy saving package described above.

This information does not constitute any warranty of energy costs or savings. This analysis was conducted using REMRate v14.6, the computer software program developed for the Energy Star® for homes program by the United States Environmental Protection Agency and the Department of Energy. D.R. Nelson & Associates, Inc. is a licensed, certified HERS Rater/Provider for RESNET and the Energy Star® Program. The energy costs above were calculated by comparing dimensionally identical homes with the values expressed – typical of the energy code at the time. Your heating, cooling and water heating energy costs may be more or less depending upon such factors as; number of occupants, occupant behavior, temperature settings, window coverings and more.



D.R. Nelson & Associates
Building Science Delivered



**ROBERTSON
BROTHERS
HOMES**

70 Years

Building the Home of Your Dreams



- Loan Pre-Approval
- Choose Home Site & Home
- Reservation
- Financing Contingency
- Frame & Contract Selections
- Purchase Agreement



- Permit Process Started
- Visit Design Center
- Complete Finish Selections
- Permit Received
- Home Buyer Seminar



- Construction Begins
- Pre-Drywall Orientation
- Loan Status Update
- Finishes Taking Shape



- Closing Set-Up
- Pre-Settlement Orientation
- Warranty Initiation
- Final Walk-Through



- Closing
- Home Sweet Home!
- 2 Month Warranty Care Visit
- 11 Month Warranty Care Visit



Getting Started



Breaking Ground



Construction



Orientation



Your Home Our Service