

# SHERMAN OAKS

## *Features & Amenities*

### COMMUNITY FEATURES

- Private Town home community offering a Care-free Maintenance-free lifestyle
- Located in just blocks away from vibrant downtown Royal Oak
- Easy access to I-696 and numerous conveniences including world-class shopping, dining, fitness centers, entertainment and more
- Convenient location near Royal Oak's library, city offices, farmer's market, numerous nearby parks and houses of worship
- Highly Acclaimed Royal Oak School District

### EXTERIOR FINISHES

- Charming Elevations with brick and vinyl siding (per plan)
- Dimensional asphalt roof shingles
- Low-E white vinyl windows with insulated glass
- Two Car Garages with steel panel sectional doors, wired with a garage door opener and 2 transmitters
- Charming deck off of main level with single French door and privacy wall between neighbors
- Concrete driveways, entry patio and sidewalks
- Coach lighting on porch and garage (per plan)
- Seamless aluminum gutters and downspouts
- Homes built to 2015 Michigan Residential Building Code

### WARRANTY COVERAGE

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



(248) 399-0555

[www.RobertsonHomes.com](http://www.RobertsonHomes.com)



## *Features & Amenities*

*(continued)*

### **QUALITY INTERIORS**

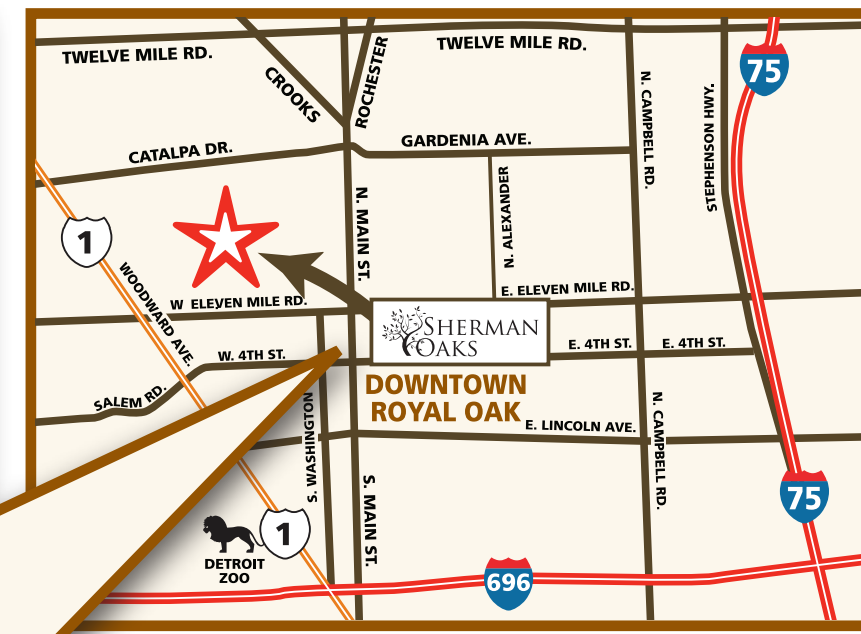
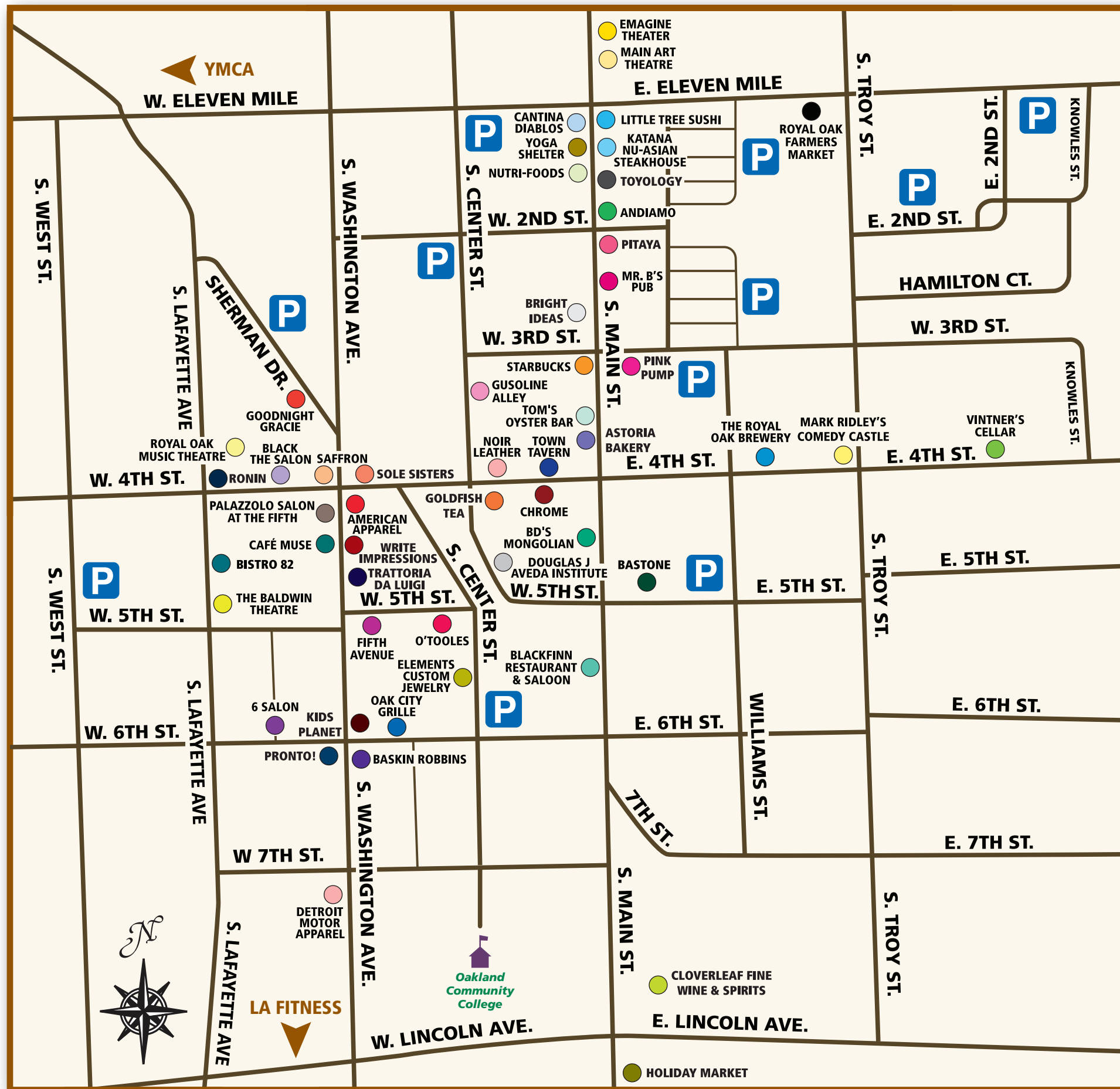
- Quality crafted 42" Merillat® Cabinets with granite countertops in Kitchen
- GE® kitchen appliances- dishwasher, free standing range, microwave hood and waterline for future refrigerator
- Undermount stainless sink (choice of single bowl or 50/50 split) with 1/3 HP Badger® disposal
- Hardwood flooring in Kitchen & Powder Room
- Low-maintenance Wilsonart® laminate counters with 4" backsplash in full bathrooms
- Armstrong® vinyl flooring in foyer, laundry room and full bathrooms
- Mohawk® (or equal) stain release carpet with 5 lb pad
- Two-panel interior doors
- 36" Vanity bath mirrors in full baths
- Sherwin Williams® paint throughout
- Generous 9' main level ceilings and 8' ceilings throughout the remainder of home
- BHP® door hardware in polished chrome
- Moen® polished chrome faucets
- Towel bar and toilet paper holders in chrome
- White wire-style shelving and racks in closets
- Pre-wiring for phone and cable outlets
- 100 AMP electrical service
- 50 Gallon hot water tank (per plan)
- Smoke detectors & Carbon monoxide alarms
- Pex® water supply plumbing throughout
- Air conditioner
- Power humidifier

### **ENERGY EFFICIENT**

- DR Nelson & Associates energy seal process
- Tyvek® House Wrap
- High efficiency 90+ gas furnace and all ductwork sealed for increased efficiency
- Energy Efficient to 2009 Energy Codes
- R-15 fiberglass insulation in exterior walls
- R-19 fiberglass insulation in the cantilever & bays
- R-38 fiberglass insulation in heated ceiling areas
- R-13 fiberglass insulation in party walls
- Maximum air flow through attic by continuous ridge and soffit vents

### **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



## DOWNTOWN ROYAL OAK

### Clothing

- American Apparel 405 S. Washington
- Chrome 117 W. Fourth St.
- Detroit Motor Apparel 706 S. Washington Ave.
- Kids Planet 210 W. Sixth St.
- Noir Leather 124 W. Fourth St.
- Pink Pump 309 S. Main St.
- Pitaya 211 S. Main St.
- Saffron 308 W. Fourth St.
- Sole Sisters 325 S. Washington Ave.

### Clubs and Bars

- Gusoline Alley 309 S. Center St.
- Fifth Avenue 215 W. Fifth St.
- Mr. B's Pub 215 S. Main St.
- O'Tooles 205 W. Fifth St.
- Goodnight Gracie 224 Sherman Dr.

### Coffee & Tea Houses

- Goldfish Tea 117 W. Fourth St.
- Starbucks 300 S. Main St.

### Entertainment

- Imagine Theater 200 N. Main St.
- Main Art Theatre 118 N. Main St.
- Mark Ridley's Comedy Castle 269 E. Fourth St.
- Royal Oak Music Theatre 318 W. Fourth St.
- The Baldwin Theatre 415 S. Lafayette Ave.

### Fitness

- Yoga Shelter 108 S. Main St.

### Groceries and Specialty Foods

- Elie Wine Company 405 S. Main St.
- Cloverleaf Fine Wine & Spirits 411 S. Main St.
- Holiday Market 1203 S. Main St.
- Nutri-Foods 120 S. Main St.
- Vintner's Cellar 325 E. Fourth St.

### Restaurants

- Andiamo 129 S. Main St.
- Bastone 419 S. Main St.
- bd's Mongolian Grill 430 S. Main St.
- Bistro 82 401 S. Lafayette Ave.
- BlackFinn Restaurant & Saloon 530 S. Main St.
- Café Muse 418 S. Washington Ave.
- Cantina Diablos 100 S. Main St.
- Katana Nu-Asian Steakhouse 111 S. Main St.
- Little Tree Sushi 107 S. Main St.
- Oak City Grille 212 W. Sixth St.
- Pronto! 608 S. Washington Ave.
- Ronin 326 W. Fourth St.
- The Royal Oak Brewery 215 E. Fourth St.
- Tom's Oyster Bar 318 S. Main St.
- Town Tavern 116 W. Fourth St.
- Trattoria Da Luigi 415 S. Washington Ave.

### Sweets and Pastries

- Astoria Bakery 320 S. Main St.
- Baskin Robbins 603 S. Washington Ave.

### Salons & Spas

- 6 Salon 306 W. Sixth St.
- Black the Salon 314 W. Fourth St.
- Douglas J Aveda Institute 409 S. Center St.
- Palazzolo Salon at the Fifth 432 S. Washington Ave.

### Specialty Stores

- Bright Ideas 220 S. Main St.
- Elements Custom Jewelry Studio 512 S. Center St.
- Royal Oak Farmers Market 316 E. Eleven Mile Rd.
- Toyology 119 S. Main St.
- Write Impressions 407 S. Washington Ave.



# SHERMAN OAKS

## Community Plan



**RB**  
**ROBERTSON**  
BROTHERS  
**HOMES**

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.





# SHERMAN OAKS

## *Exterior Elevation*



**RB**

**ROBERTSON**  
BROTHERS  
**HOMES**

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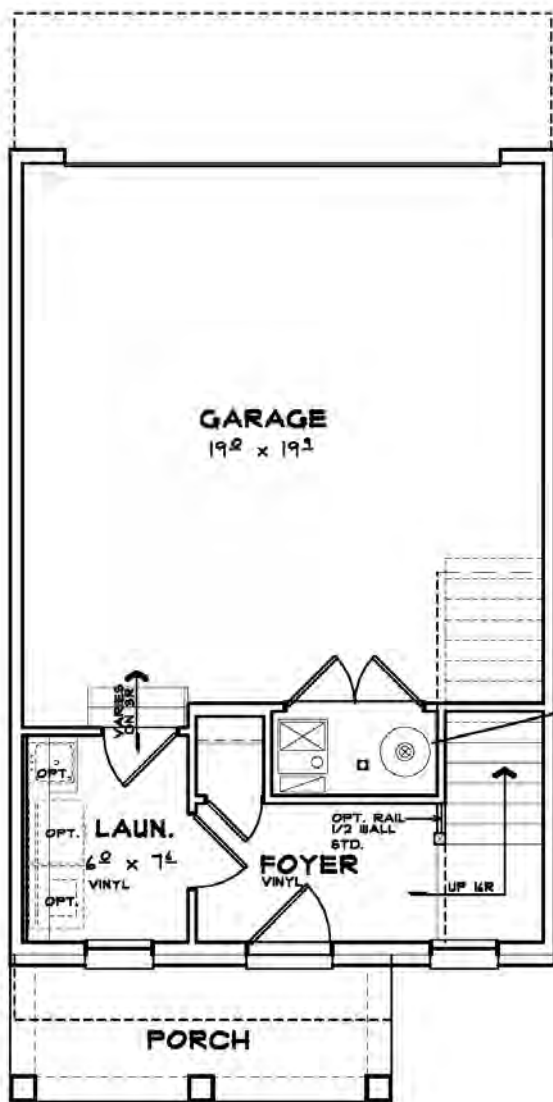


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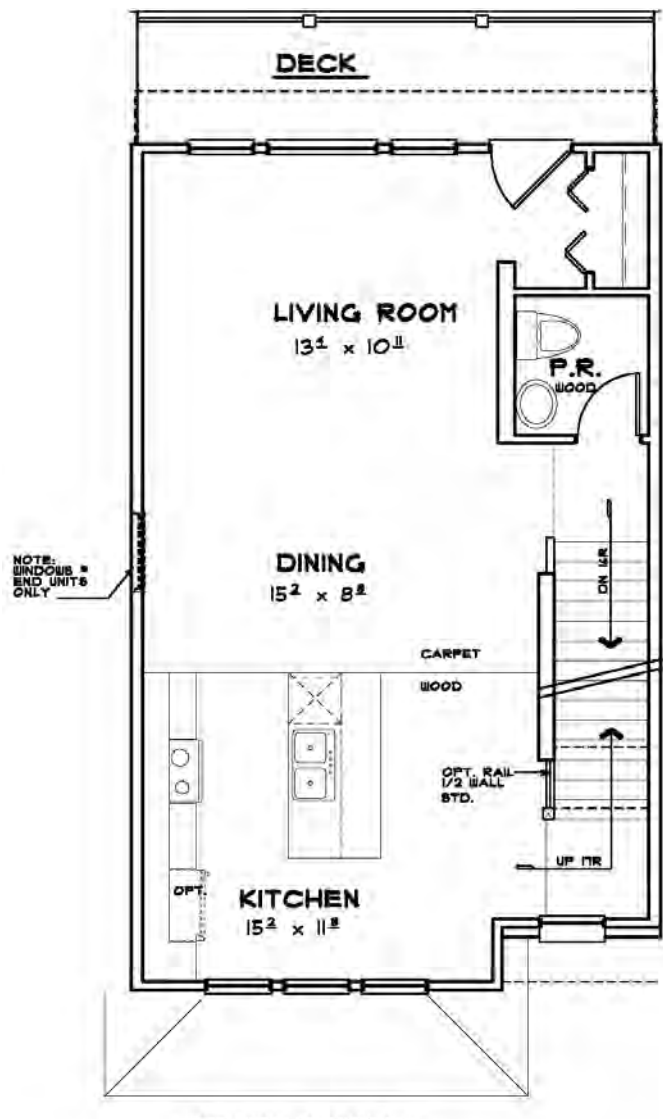
## The Elmhurst

1,499 sqft.

### Entry Level



### Main Level



**RB**

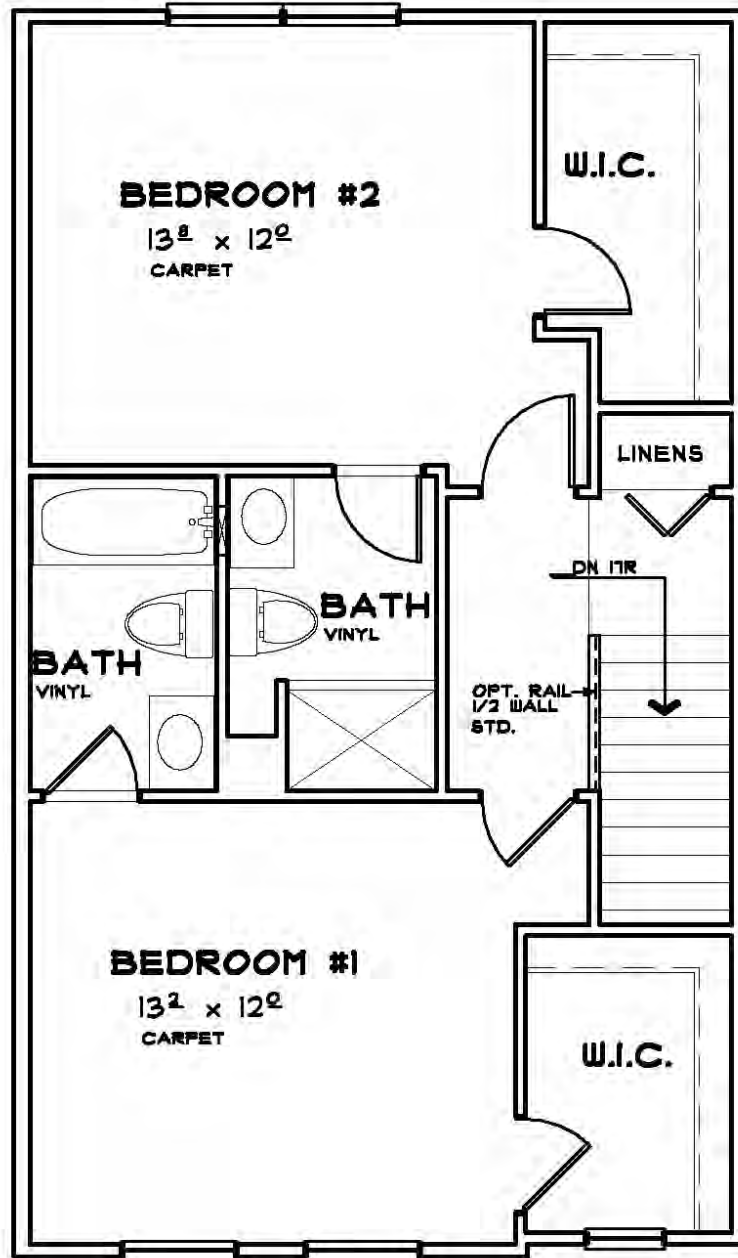
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# SHERMAN OAKS

## *The Elmhurst* *Bedroom Level*



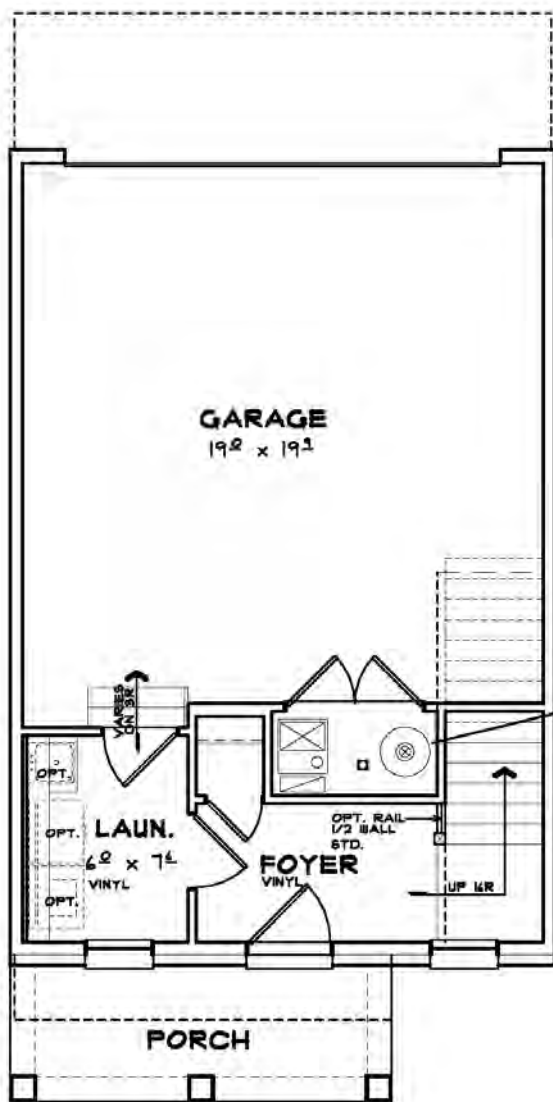


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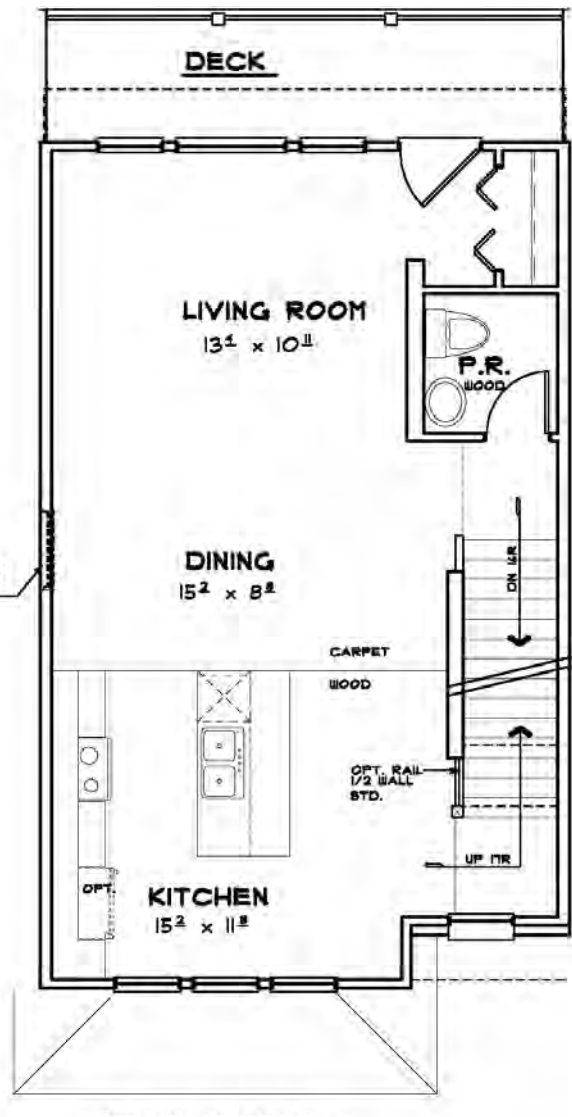
## The Glendale

1,499 sqft.

### Entry Level



### Main Level



**RB**

**ROBERTSON  
BROTHERS  
HOMES**

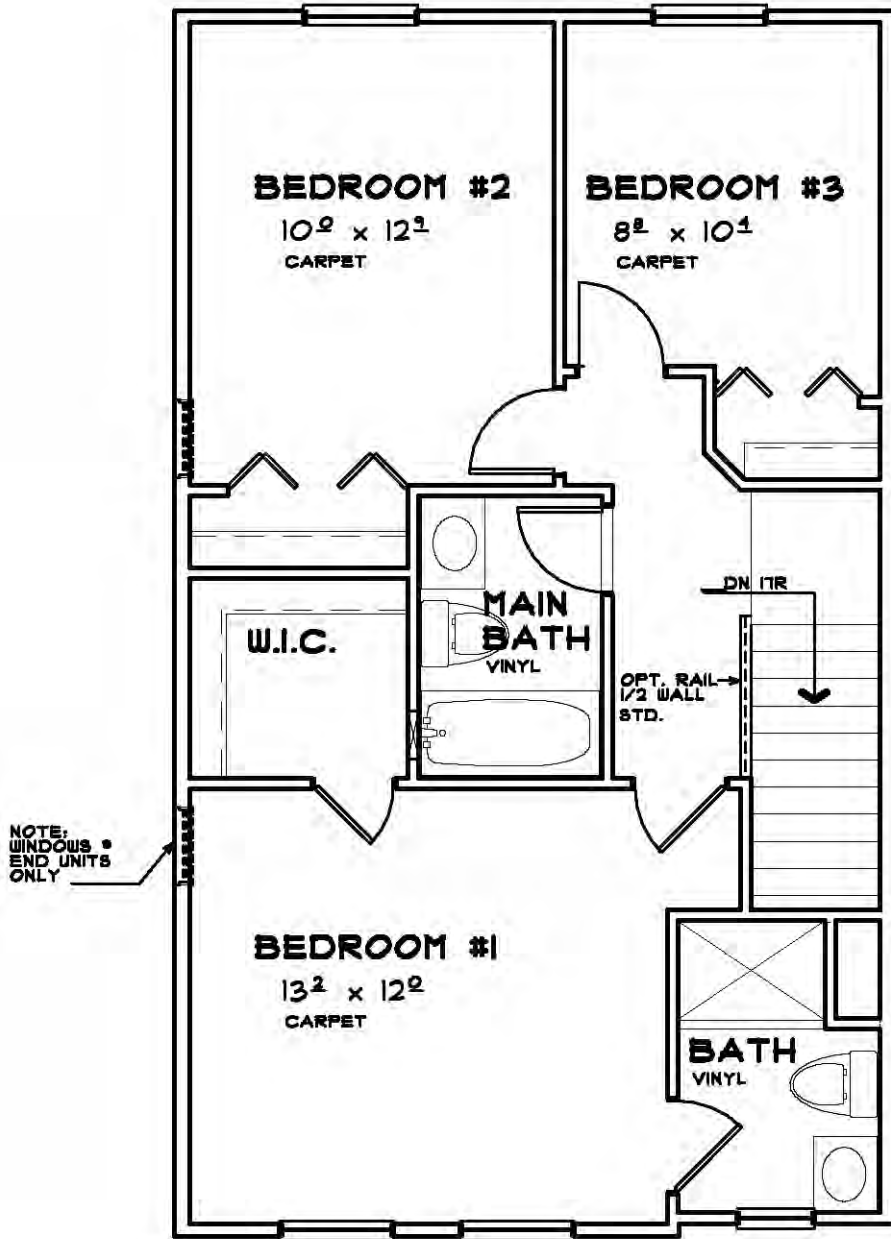
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# SHERMAN OAKS

## The Glendale Bedroom Level







## 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 a reality. In addition to the 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 and guiding the design of your home.



**MOHAWK**



We are America's Cabinetmaker.



**GE APPLIANCES**



**SHERWIN-WILLIAMS**



**MOEN**

Buy it for looks. Buy it for life.®

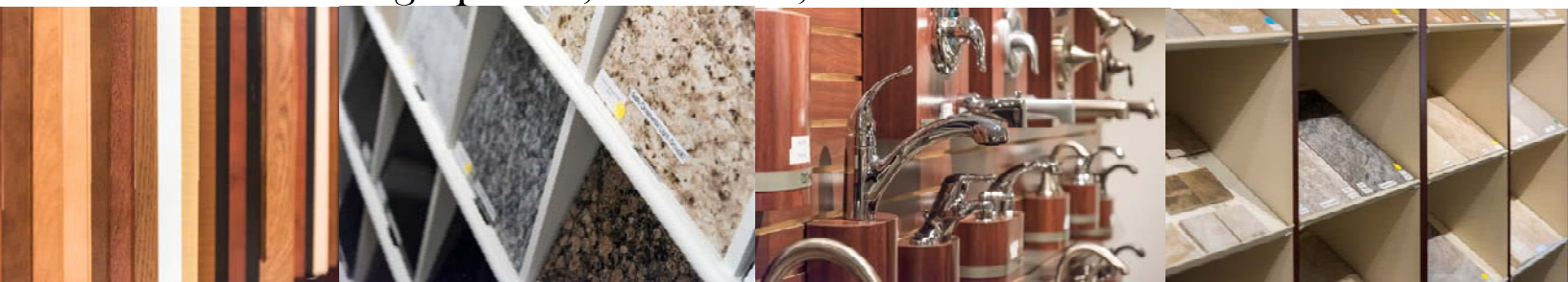
*Visit the Design Center during Open Browse Hours*

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

*Finish Selection appointments scheduled following Purchase Agreement*

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

6905 Telegraph Rd, Suite 220, Bloomfield Hills MI 48301





## Sherman Oaks

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

Ceiling: R-38  
Framed Walls: R-15+OSB+Housewrap

Windows: U=0.30  
Slab: R-5 top 2'

Furnace: 80% AFUE  
Water Heater: 0.63 Ef

A/C: 13 SEER  
Nelson Energy Seal®

Plan/Model	1960's-1970's Era Energy Code <sup>1</sup> <small>Predicted performance of identical plan built to "Prescriptive" values of then Michigan Energy Code.</small>		1990's-2008 Energy Code <sup>2</sup> <small>Predicted performance of identical plan built to "Prescriptive" values of the 1997-2008 Michigan Energy Code.</small>		New Energy Code <sup>3</sup> <small>Predicted performance of identical plan built to "Prescriptive" values of our new Michigan Energy Code effective March 2011.</small>		Robertson Brothers <sup>4</sup> <small>The dimensionally identical home built with the Robertson Brothers Energy package</small>	
	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**
Elmhurst • 1489 sq.ft.	\$ 1,904	126	\$ 1,559	107	\$ 1,079	86	\$ 884	77
Glendale • 1489 sq.ft.	\$ 1,904	126	\$ 1,559	107	\$ 1,079	86	\$ 884	77

\* Predicted Annual Heating, Cooling & Water Heating costs based on average climate data for SE MI and Electricity @ 15¢ /kWh, Natural Gas @ \$1.30/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](http://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 v14.1, 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**