Features & Amenities

Lot 11
2400 Sunset Walk
Macatawa, MI
Point West Cottages

Lot - 750K total investment with the original purchase, stone walls / landscaping, shoring, additional land acquisition / Lot S

Home – 2.1M + (4100SF @ 515$ SF)

Exterior:

- Coveted - 6 private parking spots ..... 3 @ East / Side, 1@ Front / North, 2 @ West Elevation ++ 2 stall garage
- .182 Acres

Garage:

- 3 stall - 2 for parking / front elevation carriage house doors - 1 stall for storage or golf cart at rear of garage
- Stainless steel shelving
- Loads of cabinetry
- Deep sink / hot and cold water
- Hot and Cold water
- Extra Dryer - for beach towels
- Carriage House garage doors - with belt drive silent openers - remote controls -built in security cameras

Home Features:

- Architectural plans - engineered and sealed
- Steel frame - Schedule D wind load ratings
- Pella Lifestyle doors and windows - with triple glass - blinds between glass
- Therma-tru exterior doors - insulated fiberglass - includes keyless entry locks - remote controls from app
- Lifetime CertainTeed shingles – 40 year

Home Features (continued):

- Aluminum Gutters (oversized) with leaf screens – round downspouts with standoff brackets – underground PVC piped drainage system – direct tie into storm water with back flow preventor valve
- Closed cell foam along with open cell foam insulation – Note: fully conditioned loft area
- LP Smart siding
- PVC -Versatex trim along lifetime - self watering flower boxes
- 2 Carrier - High Efficient Furnaces (thermostats is on Wi-Fi - app)
- 2 Carrier - 15 SEER AC units
- Generac Generator – 14KW - with transfers switch - soft start devices along with AC modules / whole house surge protector
- April Aire Humidifier
- April Aire Whole House - Dehumidifier
- 2 – Navian on-demand - hot water heaters
- Whole House – internal fire protection / sprinkling system
- In Wall Vacuum – convenient hide a hose system
- Exterior – WiFi- LUMI cameras (4 - perimeter security)
- Bahama - aluminum exterior shutters for privacy - aluminum exterior rails - powder coated

**** Duradek** - lifetime water proofing decks with aluminum powder coated rail systems

- sitting deck - 2nd floor
- primary retreat- 3rd floor
- upper loft deck - 4th floor

**** Elevator** – Garaventa - Commercial - telescoping door unit – interior finish with tongue and groove oak - chain driven for extra quiet mode - remote call buttons - emergency phone by Wi-Fi

LVP – Floorett Brand - 9” wide plank floors with cushion back rubber substrate - 40 ml wear finish (double industry standard)

Main Floor:

- Full lake entry bath with tiled tub shower, 48” trough sink
- Laundry - stackable LG Thinline washer and dryer
- Storage with extra clothes hanging
- Pull out laundry basket storage cabinet and stainless-steel folding shelf
- Drop off station with Cambria stone top – storage cabinets with letter holder slots
- Closet - louvered door – additional finished storage
- Full size - LG refrigerator with ice maker for beach and overflow use

Second Level:

- Kitchen - Custom cabinetry - Ascent Fine Furniture - all drawers includes utensil pullouts
- Cambria countertops - water fall island - seating for 6
- 4 convenient outlets on island
- Granite double sink
- Floating shelving - white oak - window ledge
- White oak appliance pantry - pullouts
- Pantry with white oak pullouts

Appliances:

- Miele - steam oven
- Miele - wall oven with convection module
- Miele - warming drawer
- Miele - 5 burner gas range top
- Miele - 1 burner - wok
- Z-Line - stainless steel - 4 speed hood / 6” hood venting
- Whirlpool - cabinet depth refrigerator - with ice maker (33” 21 CF)
- LG - cabinet depth - (36” 24 CF)
- LG - ThinQ - Washer and Dryer * stackable
- Panasonic – Microwave

Great – Living Room:

- 24 x 24 +- seating area
- Sharpe - Frame - 60”
- Ceiling speakers with WIMI app for music
- Outdoor deck - seating for 6 - Duradek decking with aluminum powder coated rail

Third Floor:

- Primary Suite - walk in closet
- additional built in storage
- 4 x 6 walk in shower
- Bath floor - Zellige hand made tiles
- Towel warmer
- Comfort height Kohler stools