



(Lakeside)

The Bayview II, designed by Jerdon Development Co. and built by Garden Homes, Inc.



(Shown above with walkout basement)

- Priced at \$204,230 built on a crawl space and no basement.
- Priced at \$206,060 built with a full un-finished basement.
- Priced at \$214,275 built with a full un-finished WALKOUT basement. (A good way to save some money now & finish this area later).
- Priced at \$226,200 built with a full WALKOUT basement AND mostly all finished in walkout including a 3rd bath, kitchenette and family room.
- Includes One year comprehensive warranty. Any floor plan can be customized. Free architectural services included. One year comprehensive service plan after home is completed.
- A sewer tap connection from Silver Creek Township for this Lot costs about \$7,100 +/-.
- Tree removal not included in price dependent on the desire of the buyer.



The Bayview is one of the best designs for inland lake living. Designed as a vintage cottage in the Nantucket style including bead board and dry wall interior, cottage cabinetry, 9' flat & vaulted ceilings, recess & designer lighting, lakeside porch, vinyl shingle in gables, cedar ban boarding, quarter hip roofing, coastal exterior lighting. Upgrades including 30-yr roof shingles, Pella windows, beach shower, kids "Hideout" off upstairs bedroom ("Bunkhouse") for sleeping, star gazing via the skylight, or storage.



Roadside view.

Main floor has garage, full bath, bedroom, and lakeside deck & screened porch. Living room, kitchen, and dining also view the lake. All 9' flat ceilings. Upper level has 2 good sized bedrooms plus kids quarters for about 2 ½ bedrooms and another full bath. Fireplace, large kitchen with many cabinets, Pella windows, and designer amenities throughout.



Large Kit & dining.



14x14' Lakeside porch.



Lakeside exterior

If built with the lower walkout level finished, this adds a 3rd bath, fully equipped kitchenette with sink & cabinets, game area, and large family room area great for coming in off the lake and not tracking in upstairs. Family room also provides extra sleeping with sleeper sofas or day beds. **The above Bayview II with finished walkout had a total of: 3 bedrooms, 3 baths, and 2,129 SF finished including 531 SF finished in walkout lower level.**



Walkout kitchenette.



Main level deck, walkout level patio.

For more information on the Bayview II & other lake home designs contact Tim Schrock of Garden Homes, Inc.,

(574)532-8344

(800)403-0877

E-MAIL: tschrock@gardenhomesinc.com

17874 SR 23, South Bend, IN 46635



All pricing, additional construction costs, if any, is subject to change and final contract. All design copyrights owned by Garden Homes, Inc. Photos may not represent exact final plans due to possible customization. Personal property, window treatments, etc., are not included in price. Photos taken from actual Bayview II built on Big Cedar Lake, Marcellus, MI., by Jerdon Development Co., Inc. Built on a 60' wide lot with 10' side-yard setbacks. The Bayview has also been built on smaller or more narrow lots to accommodate less lake frontage and wider side-yard setbacks. Any contract with Garden Homes, Inc., does not at all create obligations or responsibilities, guarantees, or warranties, with Jerdon Development Co., Inc. Jerdon Development Co., Inc., and Garden Homes, Inc., are two separate corporations under different ownership.