



LUXURY LIVING REDEFINED AT

LEGACY HEIGHTS

HOMESTEAD AVAILABILITY

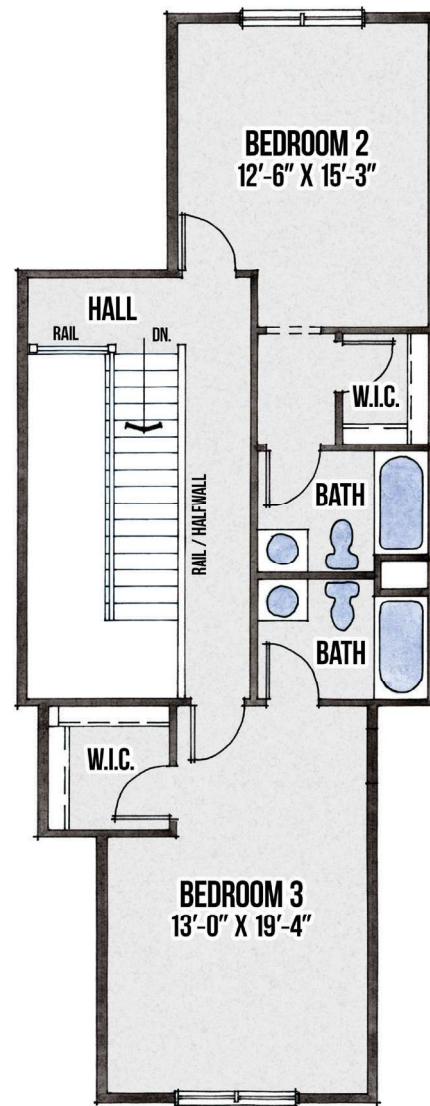
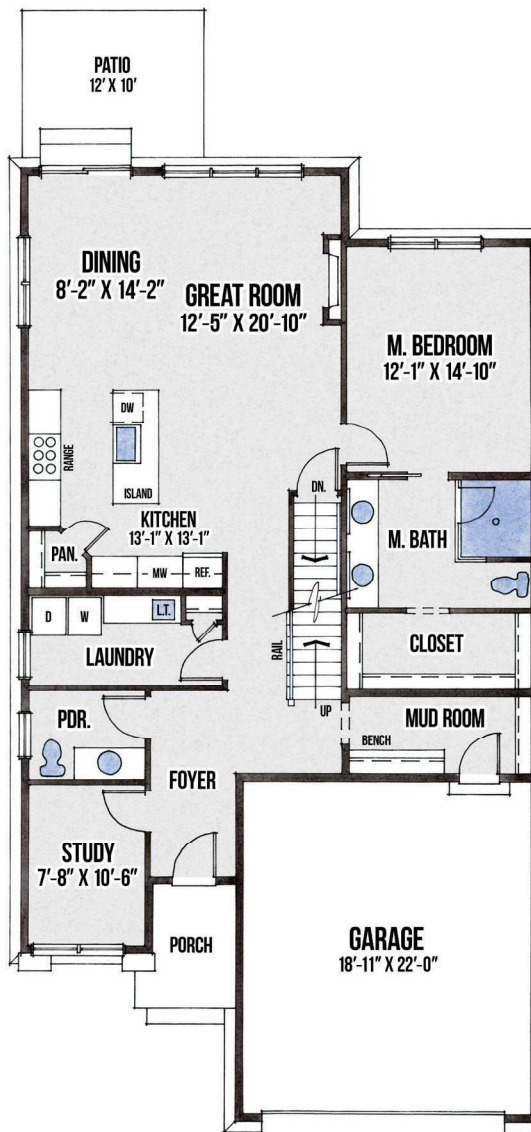
BLDG	UNIT	ADDRESS	DESCRIPTION	PRICE	STATUS
1	1	5865 Heights Blvd.	Linear Fireplace Package	\$565,000	DECEMBER 2025
1	2	5847 Heights Blvd.	Linear Fireplace Package	\$575,000	DECEMBER 2025
2	3	5829 Heights Blvd.	Linear Fireplace Package	\$585,000	DECEMBER 2025
2	4	5811 Heights Blvd.	Linear Fireplace Package	\$585,000	DECEMBER 2025
3	5	5793 Heights Blvd.	Traditional Fireplace Package	\$585,000	AVAILABLE
3	6	5775 Heights Blvd.	Linear Fireplace Package	SOLD	SOLD
4	7	5757 Heights Blvd.	Linear Fireplace Package	\$600,000	AUGUST 2026
4	8	5739 Heights Blvd.	Linear Fireplace Package	\$600,000	AUGUST 2026
5	9	5721 Heights Blvd.	Linear Fireplace Package	\$625,000	WINTER 2026
5	10	5703 Heights Blvd.	Linear Fireplace Package	\$650,000	WINTER 2026
6	11	5712 Heights Blvd.	Linear Fireplace Package	\$650,000	AUGUST 2026
6	12	5730 Heights Blvd.	Linear Fireplace Package	\$625,000	AUGUST 2026
7	13	5748 Heights Blvd.	Linear Fireplace Package	\$600,000	WINTER 2026
7	14	5766 Heights Blvd.	Linear Fireplace Package	\$600,000	WINTER 2026
8	15	5784 Heights Blvd.	Traditional Fireplace Package	\$575,000	AVAILABLE
8	16	5802 Heights Blvd.	Linear Fireplace Package	SOLD	SOLD
9	17	5820 Heights Blvd.	Traditional Fireplace Package	SOLD	SOLD
9	18	5838 Heights Blvd.	Traditional Fireplace Package	\$575,000	DECEMBER 2025
10	19	5856 Heights Blvd.	Traditional Fireplace Package	\$560,000	AVAILABLE
10	20	5874 Heights Blvd.	Linear Fireplace Package	\$550,000	AVAILABLE

*Intro pricing for the grand opening of Legacy Heights Condominiums is reflected on buildings 3,8, and 10.



Disclaimer: This is not intended to be and does not constitute an offer in any state or jurisdiction where prohibited by law. All prices are subject to change without notice. The drawings herein are artist renderings, conceptual only, and SunByrnes Properties & Construction expressly reserve the right to make modifications. All features, dimensions, and specifications are subject to change without notice. All maps are artist renderings, for relative location purposes only, and are not to scale.

LEGACY HEIGHTS FLOOR PLANS



2,325 Square Feet

3 Bedrooms

3.5 Baths

Maintenance-Free Duplex



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FEATURES & CUSTOM AMENITIES

GOURMET KITCHENS

- Hardwood Flooring
- Maple Cabinets- choice of stain or paint
- Shaker door- soft touch close cabinets & drawers
- Pull out double trash bin
- 3' crown molding on cabinets uppers
- Custom-built cabinet hood fan 400 cfm circulation
- Built-in microwave, cooktop design
- Drawer base lowers
- 42" uppers
- 2 spice racks
- Coffee bar with floating shelves
- Cabinet hardware
- Quartz countertops
- WIP with lighting and custom closet
- Delta single lever faucet with pull out spray
- Composite undermount sink
- Garbage disposal
- Recessed lights
- Pendant lighting
- Ceramic backsplash

GREAT ROOM AND NOOK

- 8' door wall
- 3 pane picture window or 2 singular windows, one on either side of traditional fireplace
- Linear Fireplace electric with mantle and shiplap design
- Hardwood flooring
- Recessed lighting
- Nook light fixture

PRIMARY BEDROOM

- First floor suite
- Hardwood flooring
- Modern trim accent wall
- 2 pane window
- Ceiling fan with light or light fixture

MUDROOM

- Bench with cubbies and hooks
- Custom shelving system
- Hardwood flooring
- Access to garage

PRIMARY BATH

- Pocket door
- Ceramic tile
- Shower enclosure
- Shower niche
- Shower bench
- Brizzo 2 piece water plumbing system in shower
- Brizzo 8" wide spread faucets
- Dual undermount sinks
- Custom mirrors
- Shiplap accent walls
- Bathroom circulating fan
- LG WIC with custom closet shelving system

BATHROOM 2&3

- Ceramic tile floor and tub walls
- Vanity
- Undermount sinks
- Quartz
- Light fixture
- Circulating fan

STUDY

- Hardwood Flooring
- Modern Accent Trim Design
- Light Fixture

LAUNDRY ROOM

- Storage closet w custom shelving
- Upper and lower cabinets
- Laundry tub w/faucet and countertops
- Drip Dry station
- Ceramic backsplash
- Light fixture
- Hardwood flooring
- Window



FEATURES & CUSTOM AMENITIES

POWDER ROOM

- Free standing vanity
- Dual sconce light fixtures
- Brizzo faucet
- Towel accessories
- DISTINCTIVE INTERIORS
- 8' interior doors
- Detailed profile trim casing and baseboard
- Black interior door hardware
- carpet with 6 lb pad

DISTINCTIVE INTERIORS

- 8' interior doors
- Detailed profile trim casing and baseboard
- Black interior door hardware
- carpet with 6 lb pad

BASEMENT

- 8'10" poured walls
- Egress window and safety grate
- 3 piece plumbing rough ins
- Basement or Slab - ask sales for details

EFFICIENCY & TECHNOLOGY

- Colman central air conditioning
- High efficiency 90% furnace
- Honeywell Programmable thermostat
- R-19 wall insulation
- R-39 Ceiling insulation
- 2 x 6 construction
- 50 Gallon high efficiency hot water tank
- Each unit is independent with the "Shaft wall" built with 2 x 4 air gap from basement to roof sheeting
- Mineral wool insulation called "Sound Bat"

DISTINCTIVE EXTERIORS

- Marvin windows- No maintenance, low E, vinyl clad insulated. 20 year warranty
- Dimensional shingles
- 24" Brick ledge all 4 sides
- James Hardie Board construction
- 8' tall exterior doors
- Carriage style garage doors w/windows
- Garage door opener
- 2 exterior hose bibs, 1 located inside the Garage
- Address numbers
- 2 coach lights on timer
- Pine trimmed Front porch eave w/recessed light
- 5" aluminum gutters and seamless downspouts
- 16' wide concrete driveways
- 12 x 10 raised concrete patios w/boulder wall and steps to grade
- Water meter in the basement for interior water usage calculation

COMMUNITY FEATURES

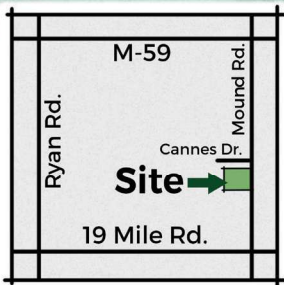
- Private duplex condominium community offering a maintenance-free lifestyle in a scenic setting
- Neighborhood surrounded by blissful woods
- Located just minutes away from M-59 with direct access dining and entertainment options
- Near Rochester Hills and the Mall at Partridge Creek
- Close proximity to hospitals and the GM Tech Center
- Irrigation system
- Landscape and grass
- Water meter in the basement for interior water usage calculation

HOMEOWNERS ASSOCIATION

- \$250/mo.
- Grass maintenance
- Snow removal
- Exterior water



LEGACY HEIGHTS
SITE PLAN



Site Location Map Not to scale

Legacy Heights



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