

The Gallery of Scio



Time for Modern Elegance

For More Information On This Community Call:

The Picknell Team

734-395-8383

thegalleryofscio.com



Reinhart
REALTORS

www.ThePicknellTeam.com



"Building Great Traditions"



Saginaw Forest



Raised Garden Beds

A2 City Limits 1.1 Miles

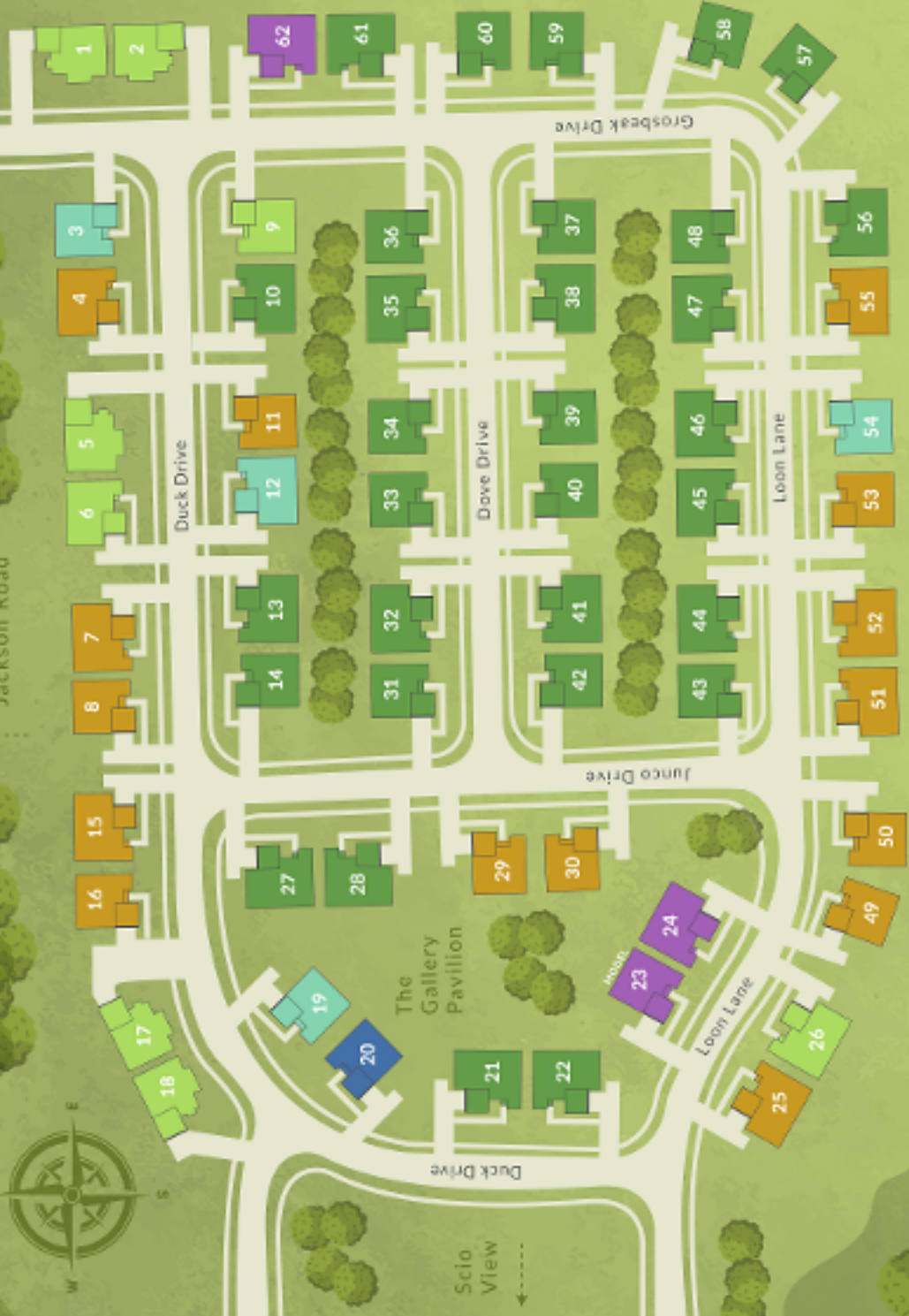
07-01-2025

Light Green	Next Release
Light Blue	Future Release
Light Orange	Sold
Dark Blue	Reserved
Dark Green	Closed

Jackson Road



Scio View





Homesites Sold to Date

1, 2, 4, 5, 6, 7, 8, 9, 11, 15, 16, 17, 18, 25, 26, 29, 30, 49, 50, 51, 52, 53, 55

Homesite Premiums

Homesite	Features	Lower Level	Premium***
3	Tree-lined, Private Rear Yard North Facing	Standard	\$90,000
12	Spacious, Interior Rear Yard South Facing	Standard	\$30,000
19	Generous Court, Rear Yard Southeast Facing, Pavilion	Standard	\$45,000
20	Generous Court, Rear Yard Southeast Facing, Pavilion	Standard	\$45,000
54	Premium, Open Vistas with Creek, South Facing	Walkout	\$135,000

Next Homesites to be Released

23	Generous Court, Rear Yard Northeast Facing, Pavilion	Standard	TBD
24	Generous Court, Rear Yard Northeast Facing, Pavilion	Standard	TBD
62	Premium, Saginaw Forest, Water, East Facing	Viewout	TBD

*** Premiums are subject to change without notice and only the current pricing will be used



THE GALLERY

Base Prices *

Arlington	Ranch	1853 Sq ft	2 Bed, 2 Bath	\$730,000
Arlington S	Ranch	1932 Sq ft	2 Bed, 2 Bath, Study	\$745,000
Berkshire	1 1/2 Story	2449 Sq ft	3 Bed, 3 Bath, Loft	\$795,000
Cambridge M	Ranch	2188 Sq ft	3 Bed, 3 Bath, Study	\$810,000
Cambridge	Ranch	2355 Sq ft	3 Bed, 3 Bath, Study	\$840,000
Devonshire	1 1/2 Story	2865 Sq ft	4 Bed, 4 Bath, Loft, Study	\$900,000
Exmoor	Ranch	2192 Sq ft	3 Bed w/Sun or 4 Bath/2 Bath	\$800,000

* Prices are subject to change without notice and only current pricing will apply
For more information, visit www.thegalleryofscio.com



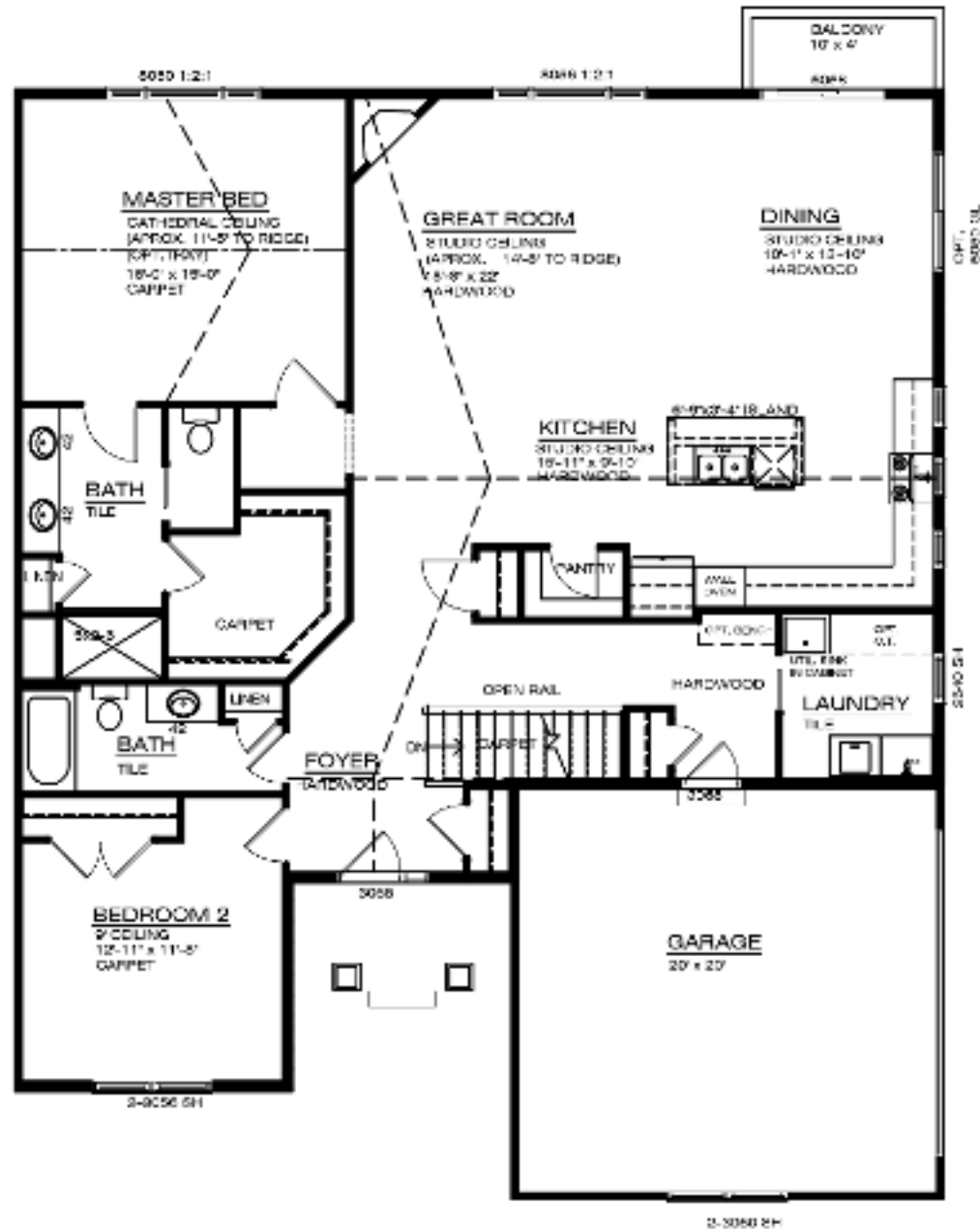
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"Building Great Traditions"

07/01/2026

THE ARLINGTON



ARLINGTON A

TOTAL SQUARE FEET : 1,853



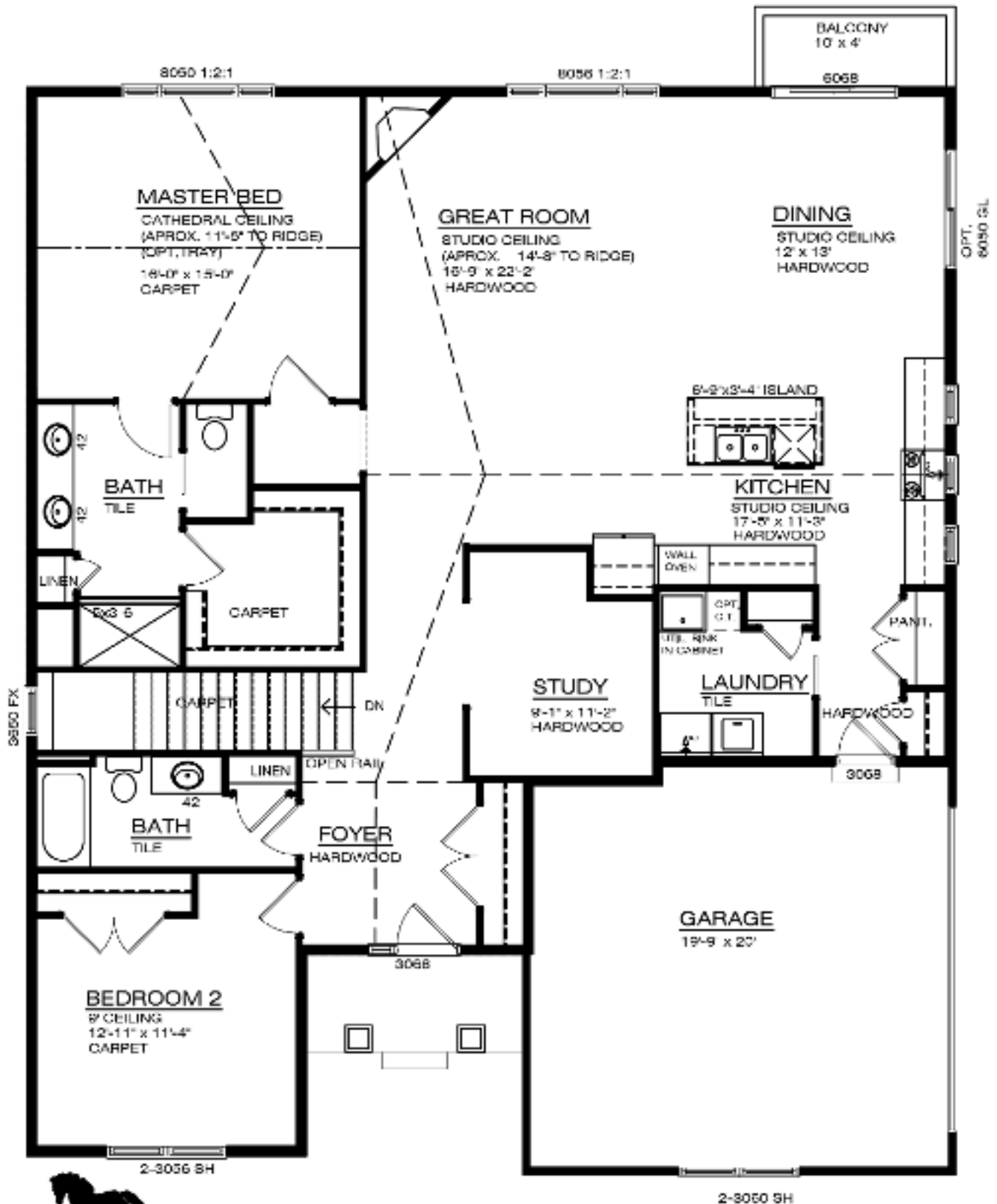
Artist renderings and floorplans are subject to field verifications and all dimensions are approximate. See your community sales manager for details.

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BUILDING GREAT TRADITIONS

THE ARLINGTON (S)



TOTAL SQUARE FEET : 1,932



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THE ARLINGTON



ARLINGTON B



ARLINGTON C



WEXFORD HOMES

BUILDING GREAT TRADITIONS

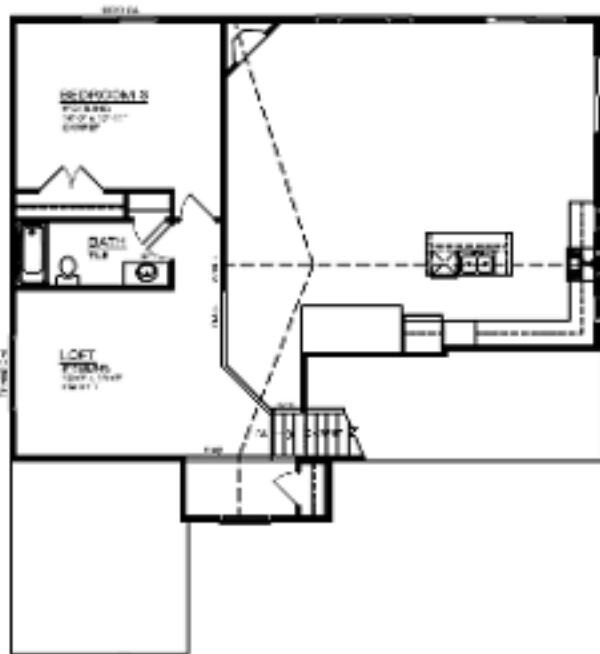
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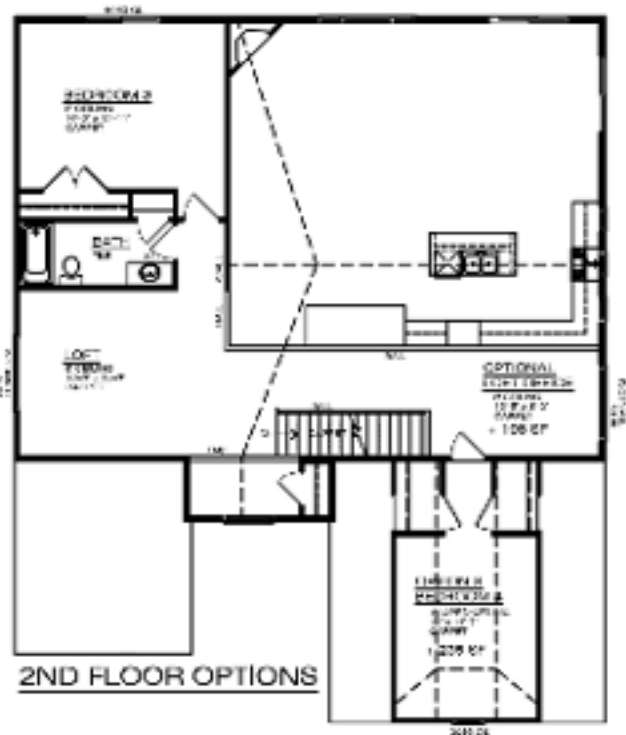


EQUAL HOUSING
OPPORTUNITY
REV 7/124

THE BERKSHIRE

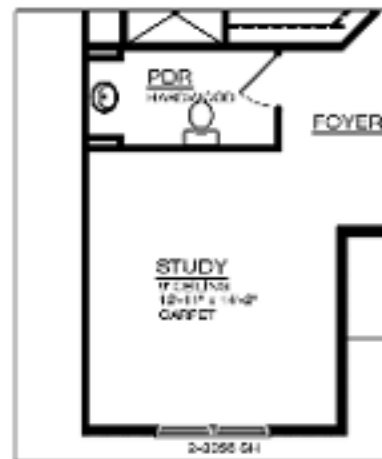


2ND FLOOR



2ND FLOOR OPTIONS

FIRST FLOOR: 1,853 SF
 SECOND FLOOR: 596 SF
 TOTAL SQUARE FEET : 2,449



STUDY OPTION WITH 2ND FLOOR OPTIONS



BUILDING GREAT TRADITIONS

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THE BERKSHIRE



BERKSHIRE B



BERKSHIRE C



WEXFORD HOMES

BUILDING GREAT TRADITIONS

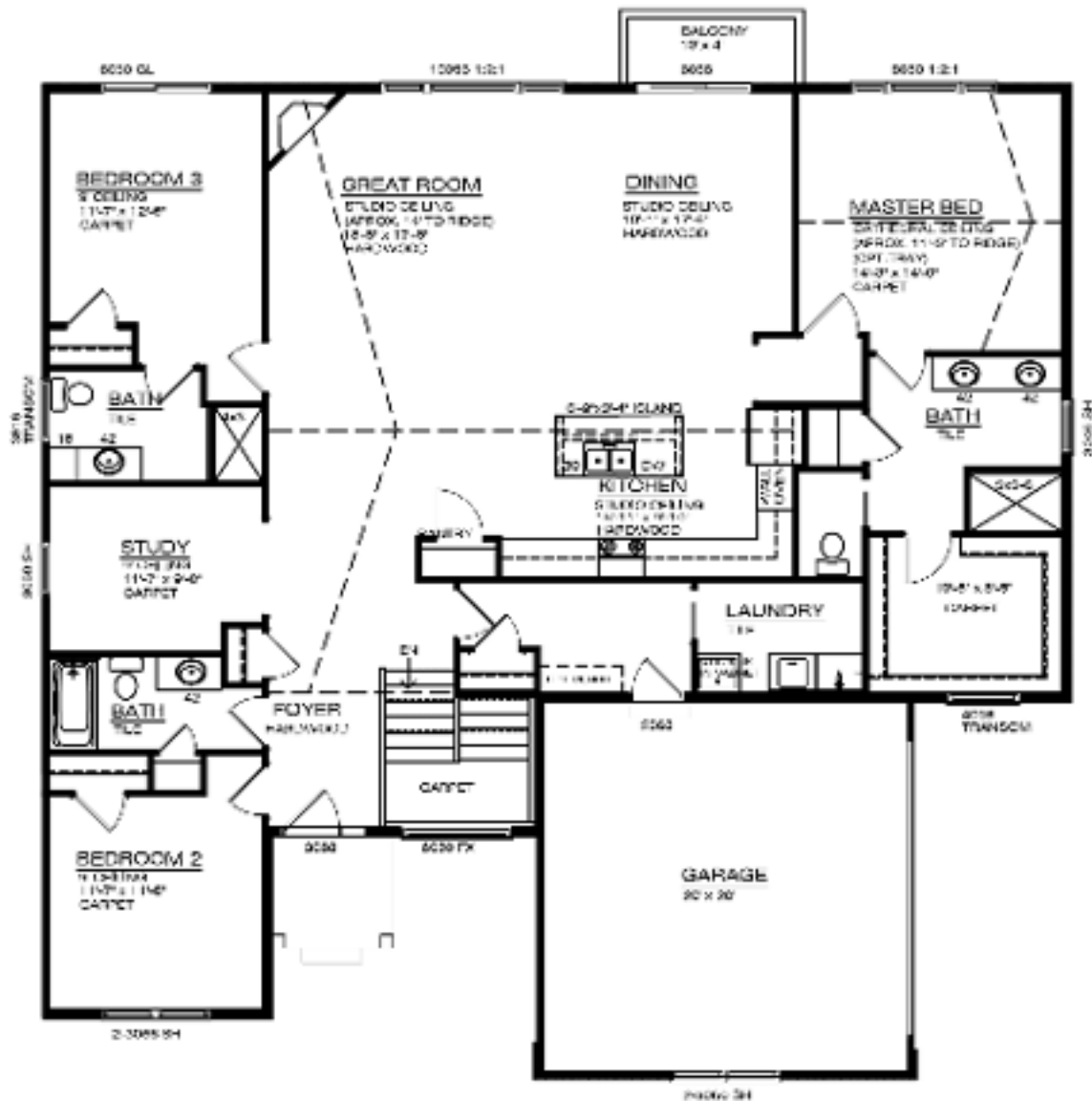
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REV. 7/1/24

THE CAMBRIDGE (M)



WEXFORD HOMES

CAMBRIDGE A

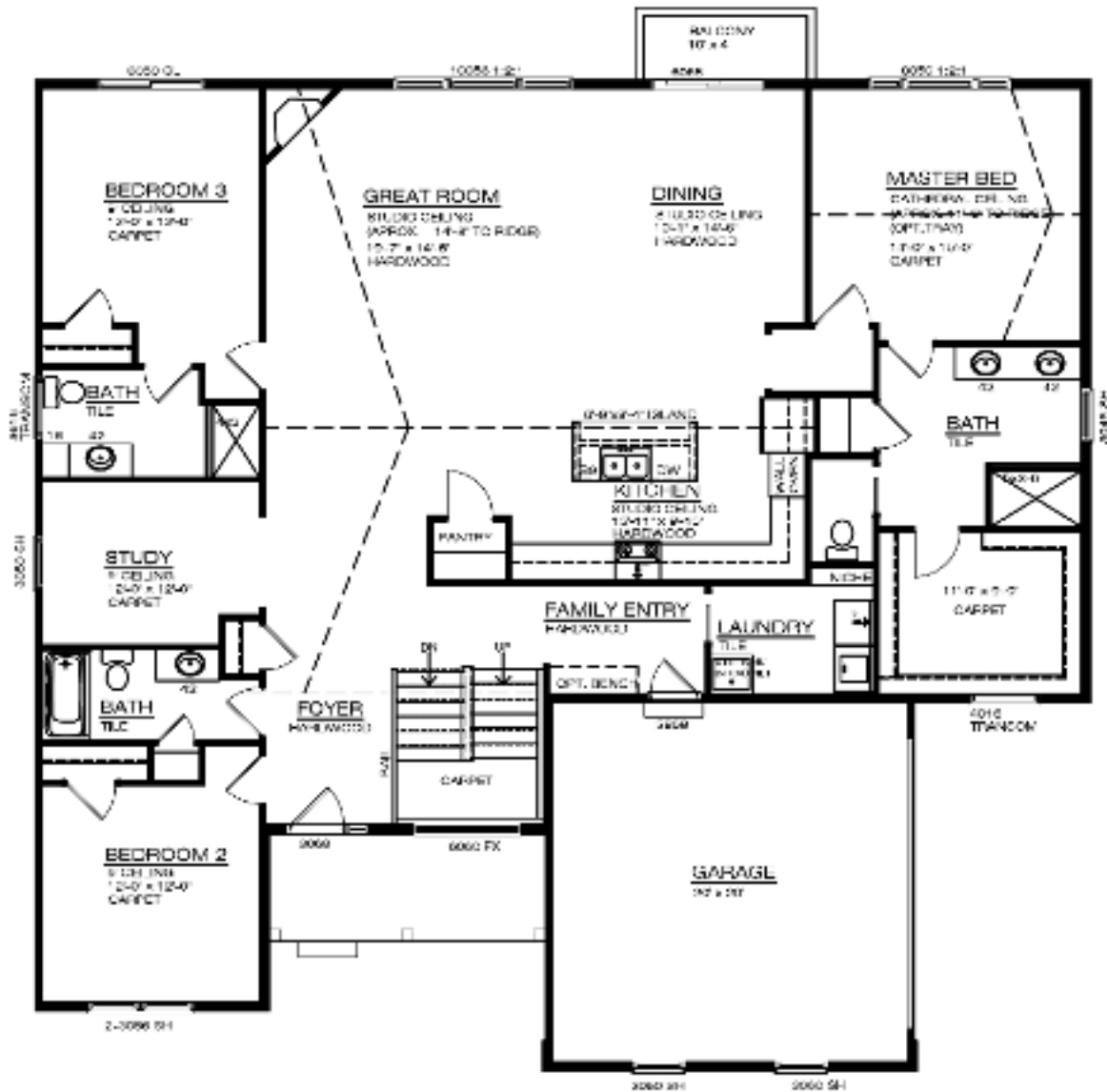
TOTAL SQUARE FEET : 2,188

BUILDING GREAT TRADITIONS

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THE DEVONSHIRE



DEVONSHIRE A



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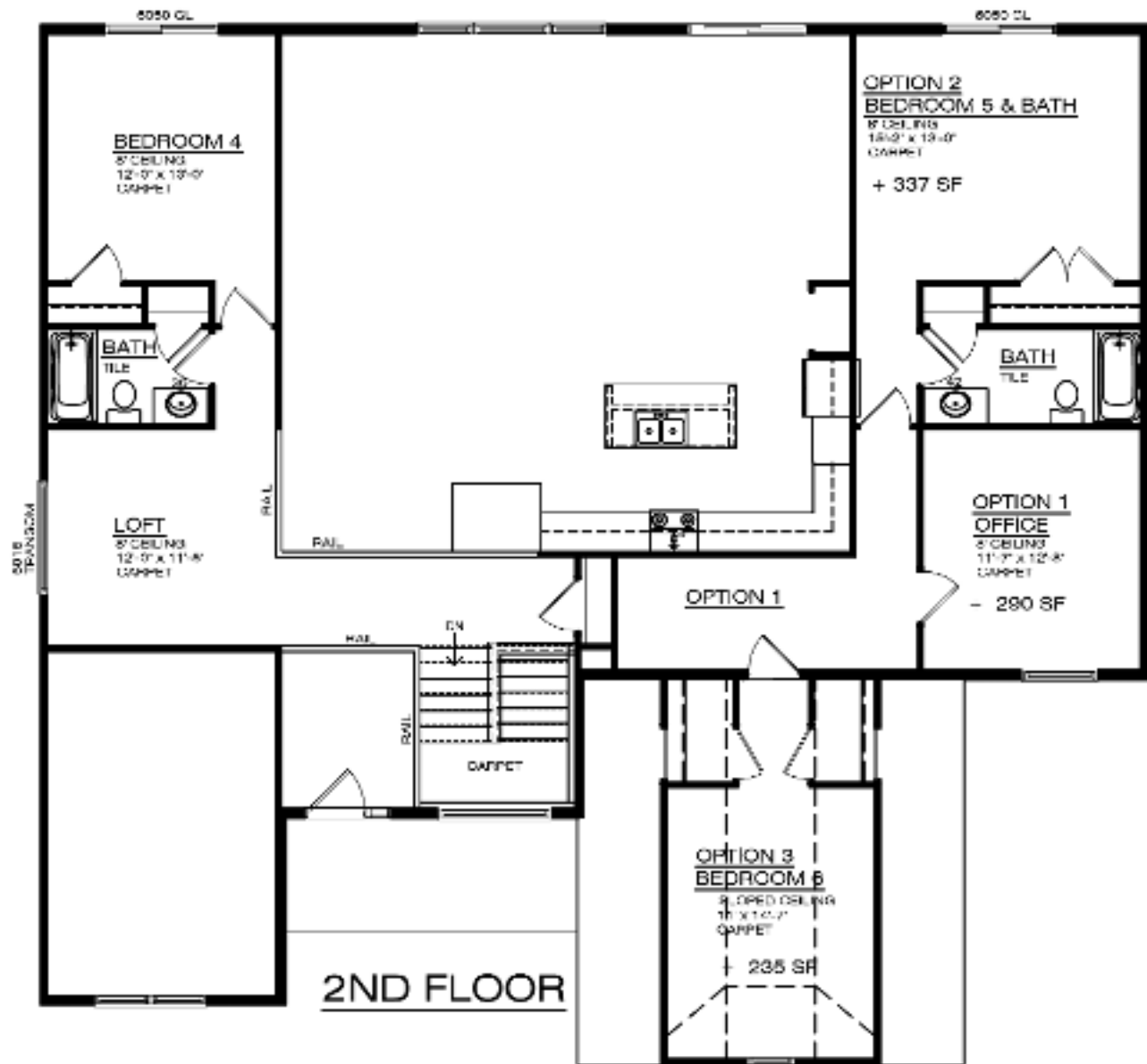
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EQUAL HOUSING OPPORTUNITY

REV: 7/1/24

THE DEVONSHIRE



FIRST FLOOR: 2,355 SF
SECOND FLOOR: 510 SF
TOTAL SQUARE FEET : 2,865



BUILDING GREAT TRADITIONS

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PLANS SUBJECT TO CHANGE WITHOUT NOTICE

REV: 7/1/24

THE DEVONSHIRE



DEVONSHIRE B



DEVONSHIRE C



WEXFORD HOMES

BUILDING GREAT TRADITIONS

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REV: 7/1/24



THE GALLERY

by Wexford Homes

INCLUDED FEATURES

Custom Exterior

- Custom front elevations such as Traditional, Craftsman, and Farmhouse
- Exterior featuring *LP Smartside* 6.5" exposed siding accented by stone, shake, board & batten, metal roofs, and charming front porch. Pre-painted designer colors, and 30 year no fade warranty
- *LP Smartside* and *Miratec* exterior fascia, trim and soffits
- Side-entry two car attached garage and concrete driveway with space to park two additional cars
- *Wayne Dalton* Craftsman-panel style insulated garage door
- *Andersen* 100 Series high performance Low-E *Fibrex* windows in generous sizes
- 6" beveled cedar with clear finish on porch ceiling
- *Therma Tru* impact resistant painted fiberglass front door with sidelight
- *Atlas Pinnacle High Performance* architectural raised profile shingles with 3M *Scotchgard* protector to prevent staining
- Aluminum gutter and downspouts in matching designer colors
- Exterior light package featuring front, rear, and garage lighting
- *Andersen* 4'x4' egress window in lower level with custom built treated wood well when needed
- All landscape is complete and includes an irrigation system, snow removal, and yard maintenance

Interior Finish

- Custom Home Designs per owner direction, priced per change
- Dramatic 9' and 16' cathedral first floor ceilings
- *Shaw* oak, maple, or hickory engineered 5" plank hardwood flooring in all common areas
- *Metrie* trim package includes 3.125" casing, 5.25" baseboard and 5.125" crown in the study or master bedroom
- *L.J. Smith* open rail stair system with stained newels and handrail and painted wood balusters and stringers
- *Jeld Wen* two panel smooth doors with spray painted finish
- *Schlage F* series lever handles in choice of available finishes
- *Heatilator Novus* 36" gas fireplace
- Custom crafted, stained hardwood mantle with stone or tile surround
- *Sherwin Williams* custom interior paint package with choice of wall and trim color
- Interior lighting package allowance for custom finish
- LED recessed lights installed per buyer direction and home design
- Convenient laundry/mud room with tiled floor and gas supply to dryer
- *Shaw R2X* stain resistant ever-strand carpet with premium 8lb pad

Kitchen Finish

- *Kraftmaid Classic* Maple, Cherry, or Hickory cabinetry in choice of stain and paint finishes
- 42" upper cabinets with wall oven, cook top, and Lazy Susan cabinets
- *Delta* designer polished chrome single hole faucet with pullout spray head
- Quartz or granite counter tops with 4" backsplash
- Island with quartz or granite counter top and bar stool seating
- Under-mount stainless steel sink in choice of single or double bowl
- *Shaw* oak, maple, or hickory engineered 5" plank hardwood flooring
- Built-in pantry with multi-level shelving
- Generous appliance allowance

Owner's Suite

- Cathedral ceiling with optional tray ceiling available
- Spacious walk-in closet with custom laminate shelving
- *Kraftmaid Classic* Maple, Cherry, or Hickory cabinetry in choice of stain and paint finishes
- Quartz or granite vanity top with white undermount sinks in round or rectangle
- 5' x 3'6" fully tiled shower with frameless Euro door
- Ceramic tiled floor in all baths with owner directed custom installation
- *Delta* premium polished chrome single handle faucets
- *Gerber* premium elongated and comfort height toilet in white

Structural Construction Quality

- 10" thick by 9' tall concrete foundation walls, re-bar enforced atop 20"x10" concrete footings
- *Weyerhaeuser four star* engineered I-joist floor system
- *Edge Gold 3/4"* tongue and groove sub-floors nailed and glued for strength and squeak resistance
- 2" x 6" exterior walls and 1/2" roof deck with ply-clips
- Zip premium sheathing for better air and water protection
- Drywall glued, screwed, and finished smooth, full garage to code, including ceilings
- Double-row 4' ice guard around all roof eaves and valleys

Home Systems

- *Bryant* 96% high efficiency direct-vent furnace with 4" air filter and *Honeywell* digital programmable thermostat
- *Bryant* 13 SEER central air conditioner
- *State* 50 gallon gas water heater
- *Zoeller* submersible sump pump and crock or gravity drain where available
- *Mustee* drop-in tub with cabinet and granite countertop
- Prep for radon abatement system
- *Owens Corning* R-49 attic and R-19 Sidewall insulation with anti-air infiltration caulk package
- 4" Blanket insulation of interior below grade concrete foundation surfaces
- 150-AMP electrical service
- Pre-wired for 2 cable and 1 phone jack
- Hard-wired smoke detectors with battery back-up
- 2 weatherproof exterior G.F.I. outlets
- 1 exterior frost free hose bib in garage
- *Genie* Garage door opener with keypad control and two remotes

Wexford's Personal Service and Warranty

- Construction care walk through at 3 and 11 months, upon request
- 12 month builder warranty plus extended manufacture warranties
- Personal customization meetings with builder, suppliers, and tradesmen
- Pre-construction and pre-drywall consultation with builder
- The rewarding experience of working with the Wexford Homes Team

*** Features may vary per individual home design and can be modified with comparable products at the builder's discretion.



"The professionalism and care that you deserve!"

The Picknell Team

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"Building Great Traditions"



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ABOUT THE BUILDER

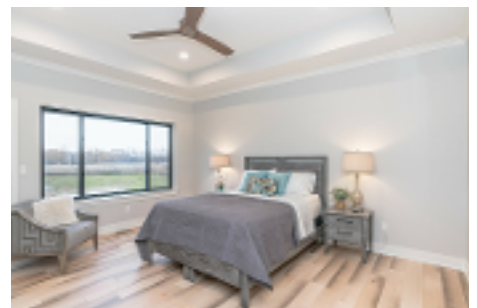
It's a rarity to work with a hands on, local builder in 2026! Wexford Homes (established in 1989) has designed and constructed over 1200 homes, mostly in the Ann Arbor-Saline area and in over 30 neighborhoods. This includes 5 condominium communities. You won't drive very far without passing a Wexford Homes neighborhood. This includes The Waterways, The Arboretum, Centennial Park, Brookview Highlands, The Gardens of Travis Pointe, Lake Forest, The Ravines, and Burwyck Park and Gallery Park condominiums. We take great pride in creating the perfect home for you in outstanding neighborhoods.

Our entire team works with you directly during the entire building process and brings experience, commitment to quality, and flexibility. The #1 priority is to understand YOUR vision and work to create a home to fit your lifestyle while providing the very best quality and value.

Wexford Homes was founded and is led by Craig Welch, a native of Ann Arbor. He and his wife Kathryn have 3 children and are quite active in their community. Craig earned his undergraduate degree at the University of Michigan, his law degree at Southern Methodist University in Dallas, and practiced real estate law for eight years before beginning the exciting journey of new home construction. He was the former President of the Builder and Remodelers Association of Greater Ann Arbor and was titled Builder of the Year in 2000. He is creative, hands on, and a true problem solver. Once you have designed your perfect home on paper together, he and the experienced Architect Team figure out how to bring it to life on your chosen homesite!

THIRTY-TWO YEARS OF QUALITY HOMES

- Maplewood Farms, Saline (partial)
- East Horizons, Saline (partial)
- Lake Forest, Ann Arbor (most)
- Fleming Creek, Ann Arbor (all)
- Lake Forest Highlands, Ann Arbor (all)
- The Waterways, Saline (all)
- The Ravines, Ann Arbor (all)
- The Gallery of Scio (all)
- Serenade at Brookview Highlands, Saline (all)
- Castleridge Commons, Ann Arbor (all)
- Burwyck Park, Saline (all)
- The Arboretum, Saline (most)
- Wexford Commons, Saline (all)
- Centennial Park, Saline (all)
- Gallery Park, Ann Arbor (all)
- Rolling Hills, Saline (some)
- Arbor Lane, Saline (all)
- Gallery Pointe, Saline (all)



EVENTS

AND ENTERTAINMENT

Ann Arbor Folk Festival

www.theark.org

Two concerts of roots and acoustic music to benefit the Ark. Features well-known acts as well as musicians on the rise.

Cinetopia International Film Festival

www.cinetopiafestival.org

Four-day film festival hosted by the Michigan Theater featuring contemporary story-based narrative and documentary films on the international film circuit.

Earth Day Festival

www.a2earthday.org

Educational displays, music, hands-on activities, face painting, animals, clean energy expo, and family entertainment.

Edgefest

www.kerrytownconcerthouse.com

One of North America's premier alternative music festivals, featuring jazz and experimental music at Kerrytown Concert House.

Ann Arbor Summer Festival

www.a2sf.org

Ticketed performances of music, dance, comedy, and theater by national and international artists at various campus and downtown venues. Also, Top of the Park, a nightly series of free outdoor concerts, movies, and family activities at Ingalls Mall on North University.

Rolling Sculptures Car Show www.mainstreetannarbor.org

More than 400 antique, classic, and concept cars on display downtown.

Ann Arbor Film Festival

www.aafilmfest.org

Started in 1963, the longest-running independent and experimental film series in North America exhibits 6 days of screening films of all lengths and genres celebrating film as art.

Festifools

www.festifools.org

A downtown spectacle of larger-than-life puppetry and pageantry which everyone is invited to help create and operate. Also, musical entertainment.

Ya'ssoo Greek Festival

A Greek style celebration! Features cuisine, music, raffles, and kid's activities.





PARKS AND RECREATION

Leslie Science and Nature Center

www.lesliesnc.org

The Leslie Science & Nature Center is a nonprofit organization that provides environmental education and experiences for children, families, and other individuals to honor and perpetuate the legacy of Dr. and Mrs. Eugene Leslie by fostering understanding, appreciation, stewardship and respect for the natural world.

Matthaei Botanical Gardens & Nichols Arboretum

www.lsa.umich.edu/mbg

The University of Michigan Matthaei Botanical Gardens and Nichols Arboretum connects people with nature. They're about sustaining the earth, caring for our natural heritage, sharing knowledge, and promoting learning.

Cobblestone Farm

www.cobblestonefarm.org

Building on the site's domestic and agricultural heritage, guests are engaged in rich sensory experiences based on a farm family's journey through the seasons and the years. Working together, the City of Ann Arbor and the Cobblestone Farm Association integrate authentic artifacts and stories which capture the spirit of mid nineteenth century living. Come enjoy tours, history days, organic farm market, and private events.

Visit the parks and recreation section of www.a2gov.org to get detailed information on over 150 parks!

Canoeing/Tubing

Gallup Canoe Livery
3000 Fuller Rd.

Argo Cascades
1055 Longshore Dr.

Skate Park

Veterans Memorial
2150 Jackson Ave.

Seasonal Features

Fuller - Pool
1519 Fuller Rd.

Buhr - Ice Rink
2751 Packard Rd.

Bandemer - Disk Golf
Access N. Main St. at
Lake Shore Dr.

Dog Parks

Swift Run
E. Ellsworth & Platt Rd.

Olson
1505 Dhu Varren Rd.

Border to Border Trail

www.b2b.ewashtenaw.org
Bike/hike a paved trail from
Bandemer to Parker Mill.

MEET THE TEAM!



JULIE PICKNELL, *Team Leader* – 734-395-8383

I begin my 23rd year of my real estate career at the Charles Reinhart Company and absolutely love what I do! I am proud to be a retired Board member of the Ann Arbor Street Art Fair, the founding Chair of the Townie Street Party, a fundraiser for Ele's Place, a member of the Ann Arbor Rotary Club, and I am currently one of the Judges for the Miss Saline Pageant. I've lived in the Saline Area for over 25 years and have always supported my community. My goal is to always apply a high level of knowledge, experience, and energy towards the sale/purchase of your home, and to assist you in making the absolute BEST decisions for you and your family.



KATE WAGNER, *Sales Representative* – 734-707-1522

Before becoming a real estate agent, I worked as the Admissions and Marketing Director for skilled nursing home facilities. In that role, I learned how to keep stress levels low and life changes enjoyable and easier for families. I now apply these skills to helping my clients feel comfortable throughout the entire home buying or selling process by being accessible, responsive, and committed to communication. I will go above and beyond to help you integrate into your new home and community.

"The professionalism and care that you deserve!"

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