



4th Modern
MIDTOWN DETROIT

Interior Finish *Catalog*

Four new-construction homes at 4244-4260 4th Street. Every selection in this catalog is included in your purchase price

FROM \$699,000
NEW CONSTRUCTION - 2025

Built for people *who know* the difference

4th Modern is four homes built with architect-grade intent in the heart of Midtown Detroit. Every finish in this catalog was hand-selected – not from a builder's standard list, but from the same sources luxury developers and interior designers use.

Cabinets from Fabuwood and Merillat. Countertops in quartz. Plumbing from Delta's top lines. A lighting program designed as a whole. This is what \$699K in Midtown looks like when nothing is an afterthought

4

NEW CONSTRUCTION HOMES

3

NEW CABINET LINES TO CHOOSE FROM HOMES

4

LIGHTING PACKAGES

699k

STARTING PRICE



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Cabinet *Selections*

Three distinct cabinet programs from Merillat and Fabuwood. All full-overlay with soft-close hardware. Your selection carries through kitchen and all baths.

The standard cabinetry package, Merrilat, Vance is a shaker door style, made from laminite, offering incredible durability in any kitchen. Vance is a full-overlay door that created clean lines with consistent finish.

For a wider variety of colors, in either a stain or a paint finish, upgrade to Merillat Portrait.

Fabuwood Allure is a premium cabinet option with additional colors and styles.

Standard Cabinet Options - Merrilat Vance

Upgraded Cabinet Option - Merillat Portrait

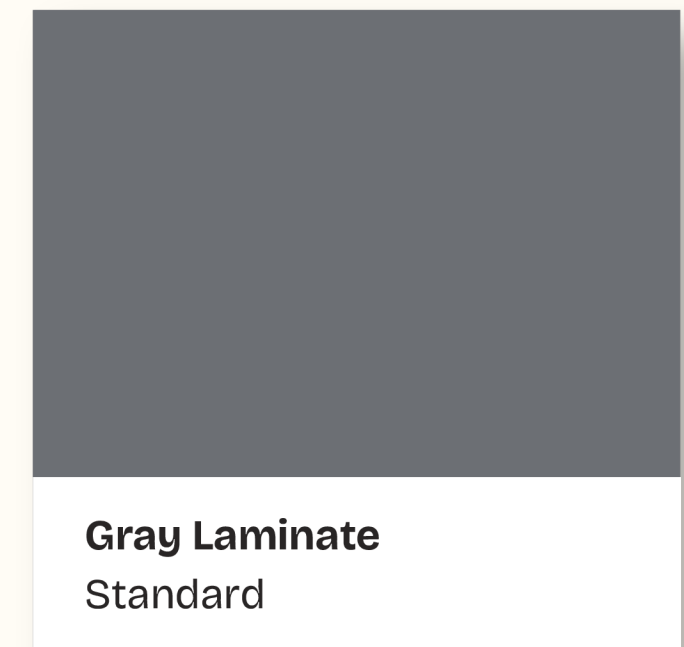
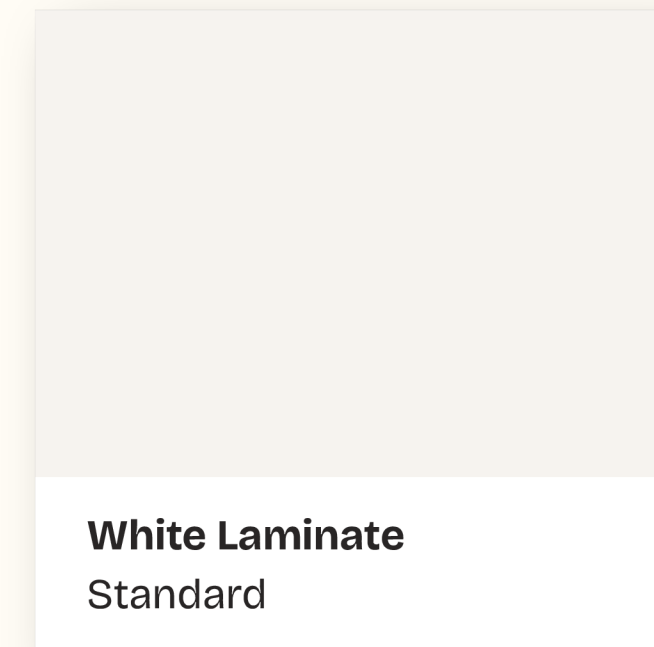
Cabinet Upgrades - Fabuwood Allure Luna

Standard – Merillat Vance

Shaker door style · Laminate · Full-overlay · Soft-close hardware



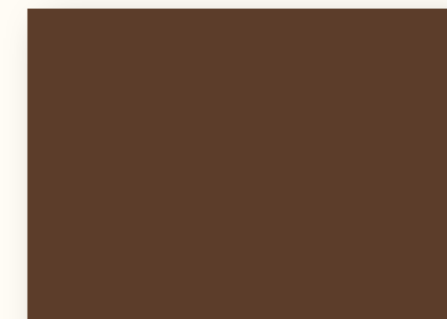
The Merillat Vance is the standard cabinet package – a clean, full-overlay shaker door in laminate. Durable, modern, and available in two colorways that define the two design palettes of 4th Modern.



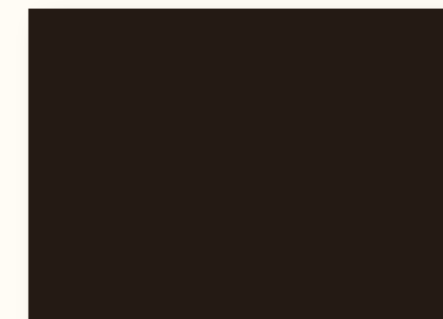
Choose one palette – it carries through all rooms.

Upgrade · Merillat Portrait & Fusion

Shaker (Portrait) + Flush (Fusion) · Real Maple · Stain or Paint



BASALT
Stain



DUSK
Stain



STEEL GREY
Stain



NIGHTFALL
Paint



MIST
Paint



GRAPHITE
Paint

Premium · Fabuwood Allure Luna

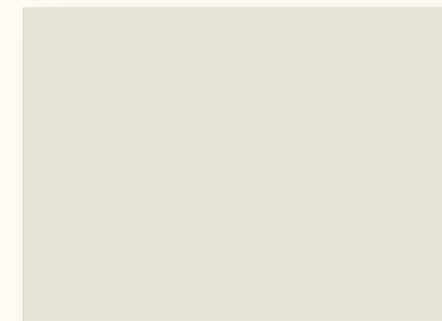
All-Wood Construction · Oak, Maple & Cherry · Dovetail Joinery · Est. 1977



Fabuwood builds with solid oak, maple, and cherry. 3/4" solid wood frames and center panels. Dovetail joinery. Full-extension metal drawer guides. The cabinet you would spec in a \$2M home — included as an upgrade option here.



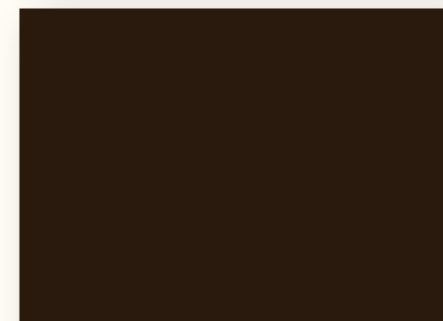
INDIGO
Luna



DOVE
Luna



TIMBER
Luna



KONA
Luna

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Appliance *Packages*

GE standard package included. Samsung upgrade available. Both stainless steel, fingerprint-resistant, selected for longevity at this price point.

Standard · GE Kitchen Package



Stainless French-door Refrigerator with In-Door Ice and Water
Fingerprint resistant stainless steel
Counter Depth Design



Microwave 1.7 CU FT/ Over the Range
Convenience Cooking Controls



Stainless steel Self-clean oven / 13,000 BTU
Sealed burners with Matte Finish



Stainless Steel Dishwasher
Sanitize Cycle and Dry Boost

Upgrade · Samsung Premium Kitchen Package



4-door French Door Stainless Steel Refrigerator
23 CU FT



Microwave 1.7 CU FT/ Over the Range
In Stainless Steel, 1000W



6 CU FT Slide - In Gas Range with Air Fryer



Stainless Steel StormWash - 48 dBA Dishwasher
Quiet cleaning with auto release door

Laundry Upgrade · GE Front-Load



**GE Front-Load Washer,
4.8 CU FT White or Gray**

**GE Front-Load Washer,
7.8 CU FT White or Gray**

**Stacking Kit available for stacked
installation**

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Counter & *Backsplash*

Kitchen and bath countertops share the same selections for whole-home coherence. Backsplash options from standard subway tile to full countertop-to-ceiling.

Kitchen & Bath Countertop Selections



Standard Option - Albatros Quartz



Upgrade Option - Calcatta Sol



Upgrade Option - Cararra



Upgrade Option - Midnight Sky

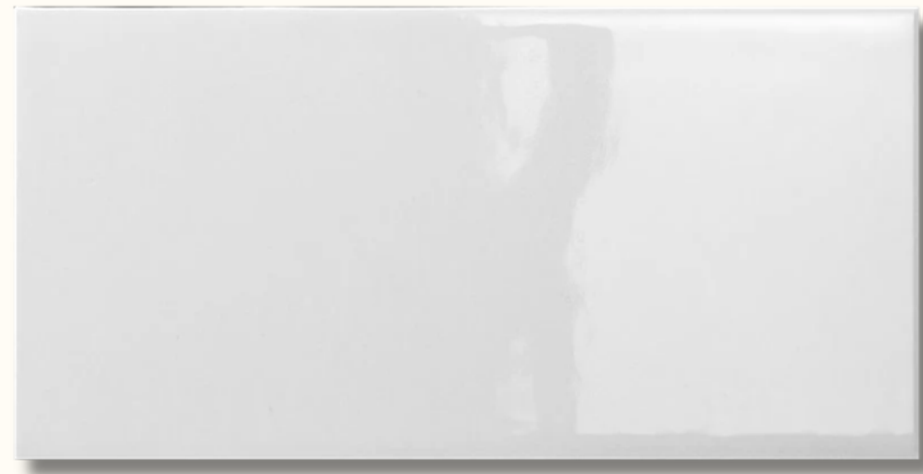
Kitchen Backsplash Standards



Standard Option

Emser Tile Catch - Fawn 4' x 10' Rectangle

Wall Tile - Glossy Visual



Standard Option

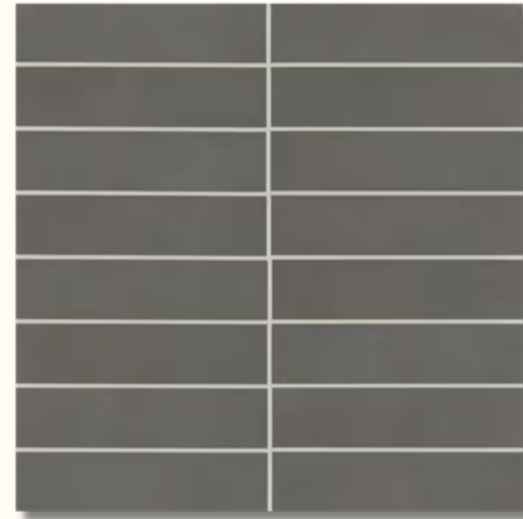
Emser Tile Catch - Ice 4' x 10' Rectangle

Wall Tile - Glossy Visual

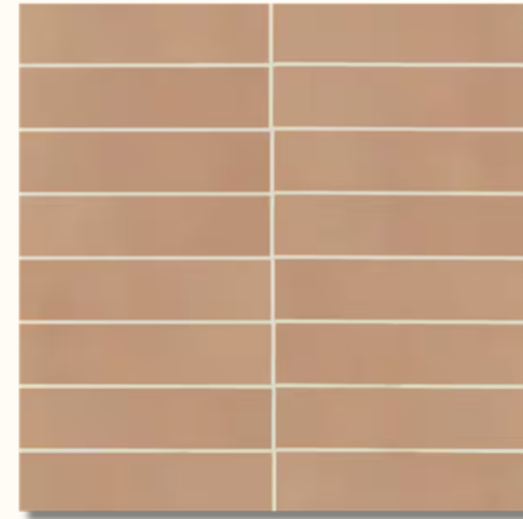
Kitchen Backsplash Standards



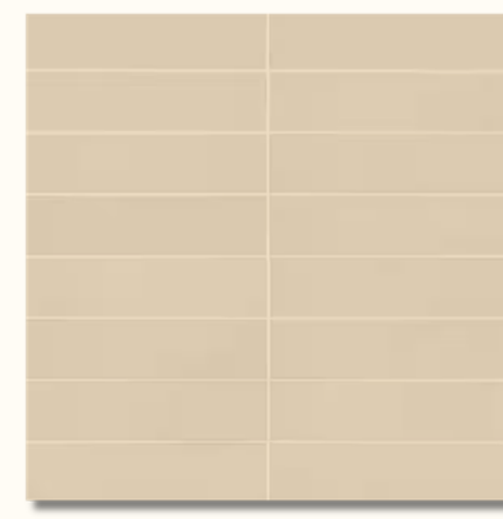
Upgrade Option - Matte Rose
Backsplash Bedrosians Sahara 3x12" 7
Colors Horizontal Stack



Upgrade Option - Matte Dark
Backsplash Bedrosians Sahara 3x12" 7
Colors Horizontal Stack



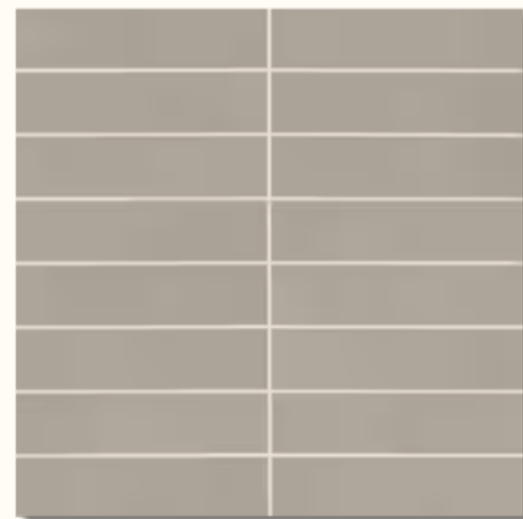
Upgrade Option - Matte Cotto
Backsplash Bedrosians Sahara 3x12" 7
Colors Horizontal Stack



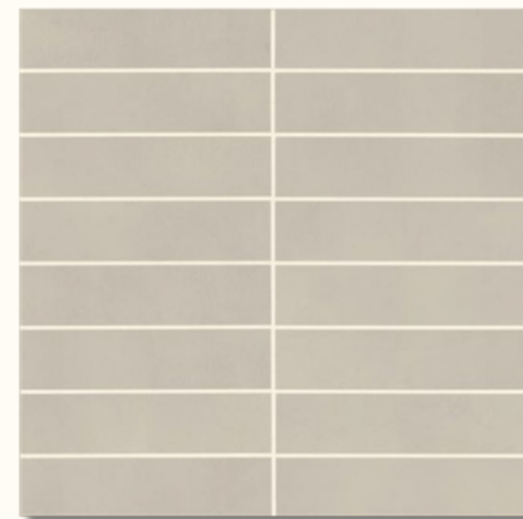
Upgrade Option - Matte Ecrú
Backsplash Bedrosians Sahara 3x12" 7
Colors Horizontal Stack



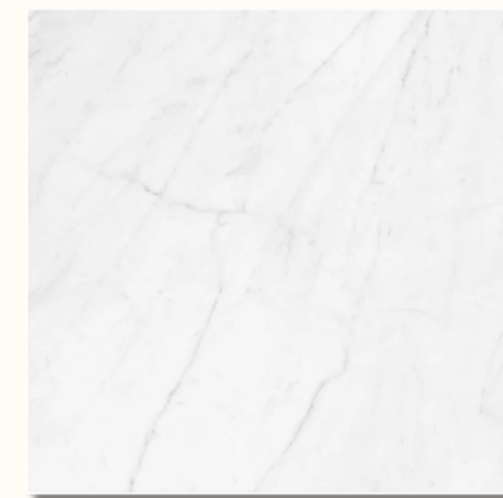
Upgrade Option - Matte White
Backsplash Bedrosians Sahara 3x12" 7
Colors Horizontal Stack



Upgrade Option - Matte Taupe
Backsplash Bedrosians Sahara 3x12" 7
Colors Horizontal Stack



Upgrade Option - Matte Gray
Backsplash Bedrosians Sahara 3x12" 7
Colors Horizontal Stack



Upgrade Option 2
Backsplash same material as
countertop

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Kitchen *Plumbing*

Delta, Kohler, Grohe, and Kraus. Choose your finish — chrome, matte black, or gold — and it carries through kitchen and all baths.

Kitchen Plumbing Standards - Chrome



Standard Option Delta Lenta
Single Handle Pull Down Kitchen
Faucet with ShieldSpray



Standard Option Kraus Oletto 1.8
GPM Single Handle Kitchen Bar
Faucet



Kitchen Plumbing Standards - Black



Standard Option Delta Lenta
Single Handle Pull Down Kitchen
Faucet with ShieldSpray in
Matte Black



Standard Option Kraus Oletto 1.8
GPM Single Handle Kitchen Bar
Faucet in Matte Black



Kitchen Plumbing Standards - Gold



Standard Option Delta Lenta
Single Handle Pull Down Kitchen
Faucet with ShieldSpray in
Champagne



Standard Option Kraus Oletto 1.8
GPM Single Handle Kitchen Bar
Faucet in Champagne



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Bathroom *Package*

Floating wall-mounted vanities throughout (except half-bath). Same cabinet, countertop, and tile options as the kitchen for whole-home coherence.

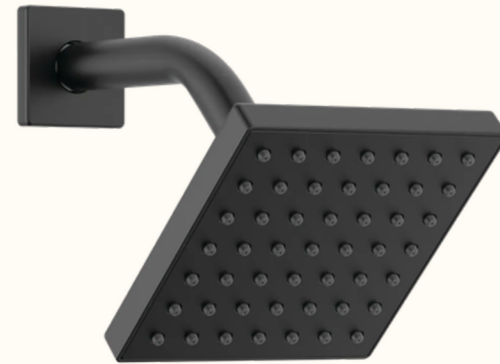
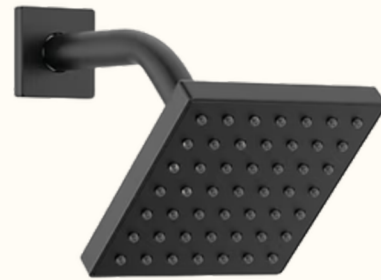


Bath Plumbing Standards - Chrome



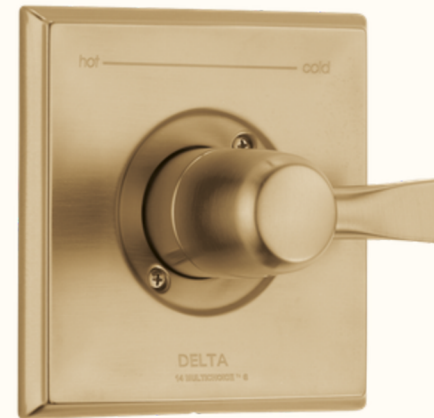
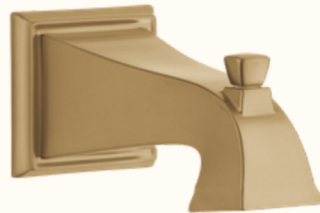
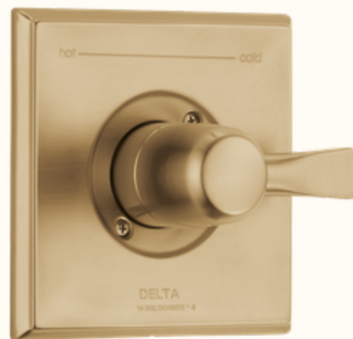
This Delta Dryden line offers the 2.5 gpm and modern, square showerhead style. The fixtures come with a lifetime warranty

Bath Plumbing Standards - Black



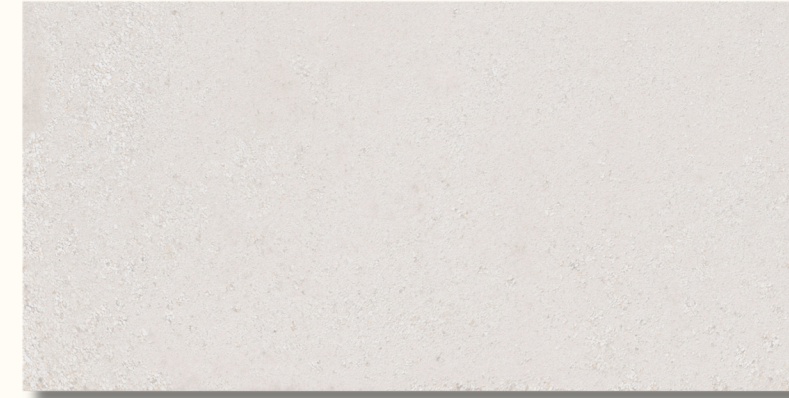
This Delta Dryden line offers the 2.5 gpm and modern, square showerhead style. The fixtures come with a lifetime warranty

Bath Plumbing Standards - Gold



This Delta Dryden line offers the 2.5 gpm and modern, square showerhead style. The fixtures come with a lifetime warranty

Bath Tile Standards



Standard Option
Emser Erosion - Rock- 12'x24' wall
and 1'x3' floor tile (Matte Finish)



Standard Option
Emser Sihouette - Contour 12' x 24'
wall and floor tile (Matte Finish)

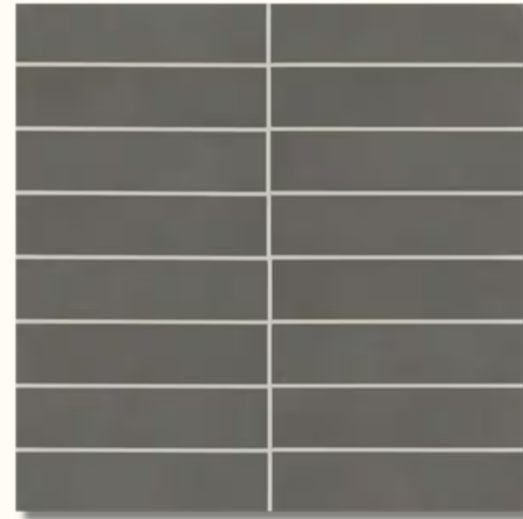


Standard Option
Kohler Shower Pan - White

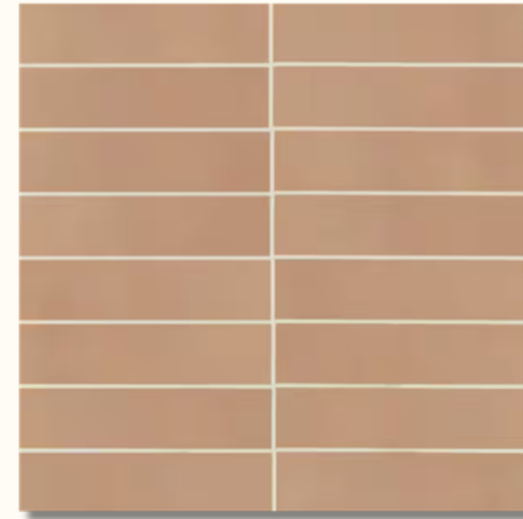
Primary Bathroom Shower Tile Upgrades



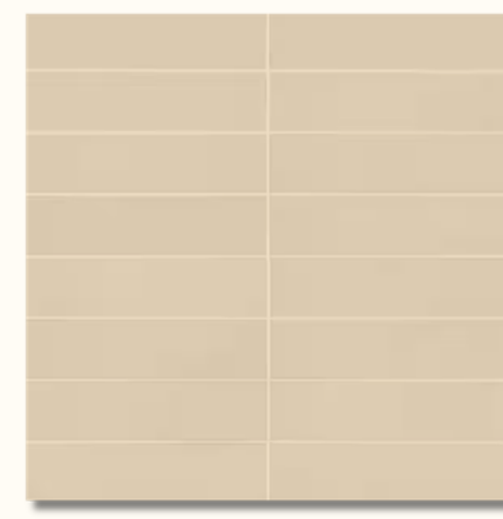
Upgrade Option - Matte Rose
Backsplash Bedrosians Sahara 3x12"
Colors Horizontal Stack



Upgrade Option - Matte Dark
Backsplash Bedrosians Sahara 3x12"
Colors Horizontal Stack



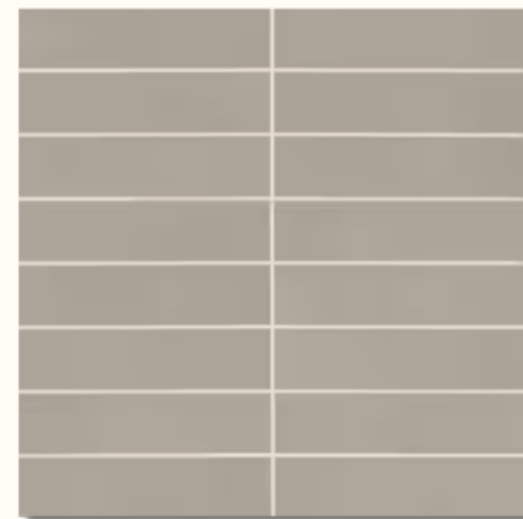
Upgrade Option - Matte Cotto
Backsplash Bedrosians Sahara 3x12"
Colors Horizontal Stack



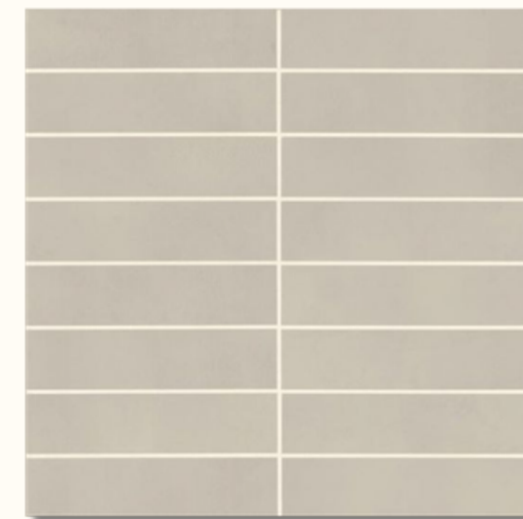
Upgrade Option - Matte Ecrú
Backsplash Bedrosians Sahara 3x12"
Colors Horizontal Stack



Upgrade Option - Matte White
Backsplash Bedrosians Sahara 3x12"
Colors Horizontal Stack



Upgrade Option - Matte Taupe
Backsplash Bedrosians Sahara 3x12"
Colors Horizontal Stack



Upgrade Option - Matte Gray
Backsplash Bedrosians Sahara 3x12"
Colors Horizontal Stack

Primary Bathroom Floor & Shower Tile Upgrades



Upgrade Option - Contessa Oro
12 X 24 wall and floor tile (Matte Finish)



Upgrade Option - Sterlina
12 X 24 wall and floor tile (Matte Finish)



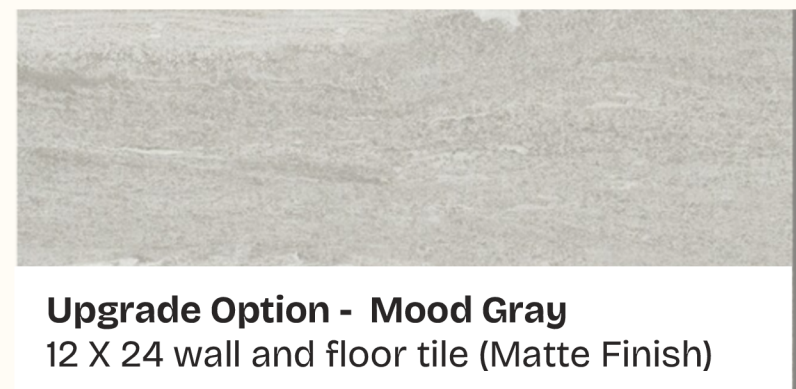
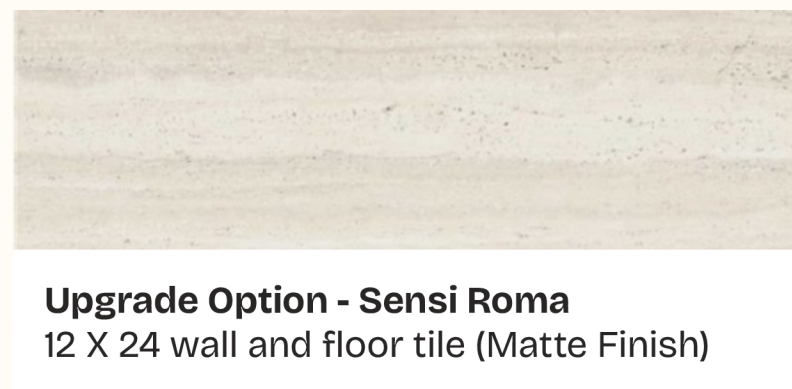
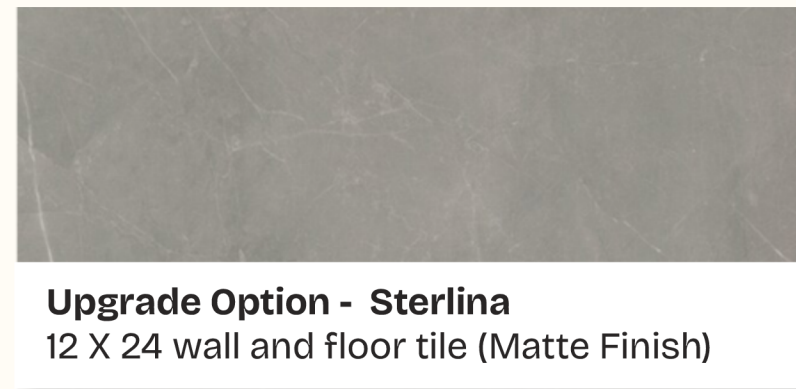
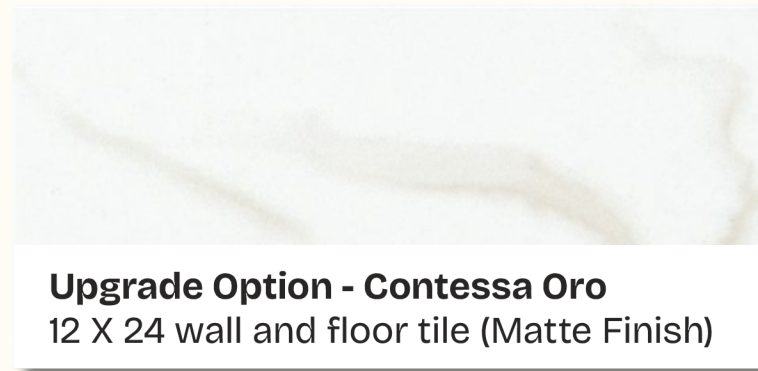
Upgrade Option - Sensi Roma
12 X 24 wall and floor tile (Matte Finish)



Upgrade Option - Mood Gray
12 X 24 wall and floor tile (Matte Finish)

Secondary Bathroom Tile Standards & Upgrades

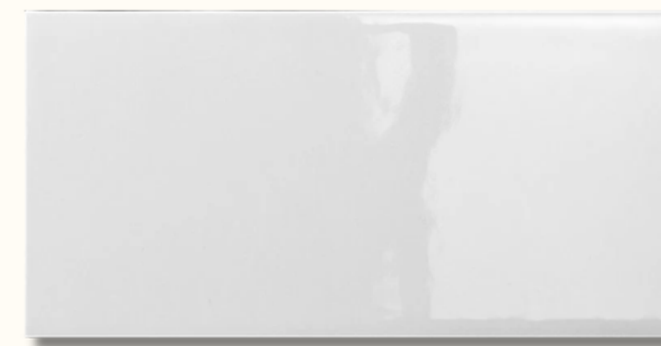
Upgrades



Wall Tiles (In Tub Surround)

Wall tiles Upgrades in the guest bath are the same options as those offered in the Primary Bathroom. Please refer to those pages for images

Standards

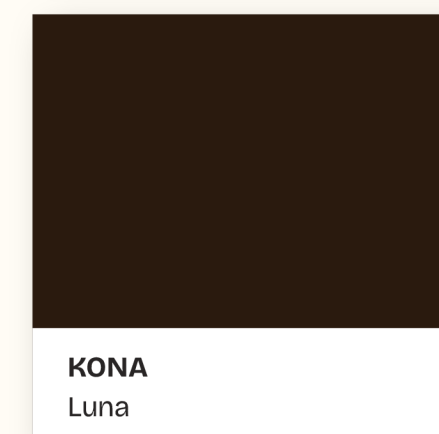
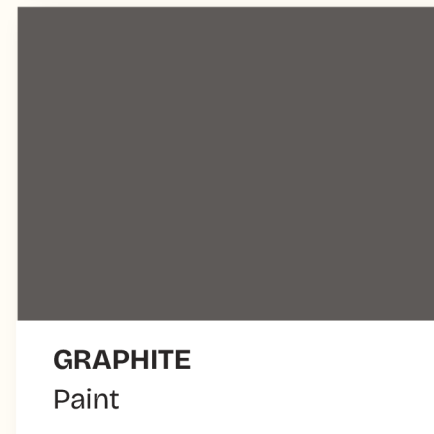
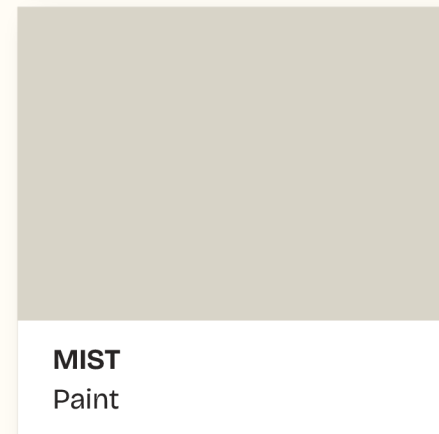
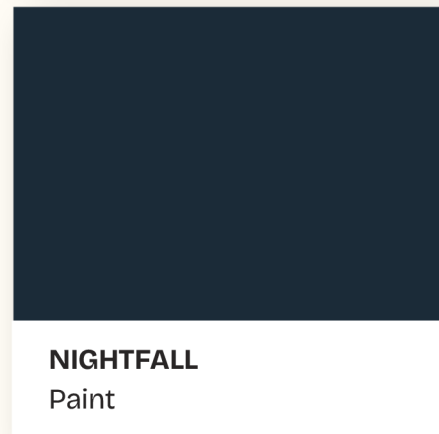
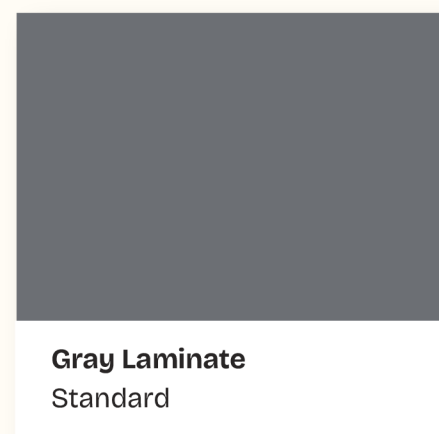
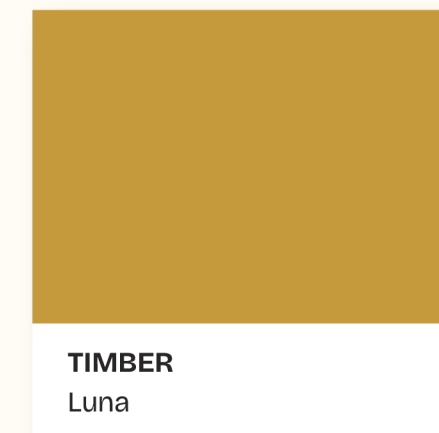
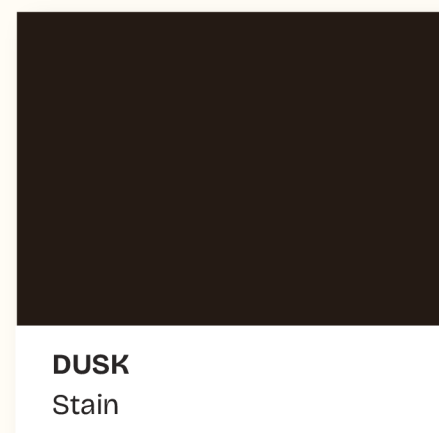
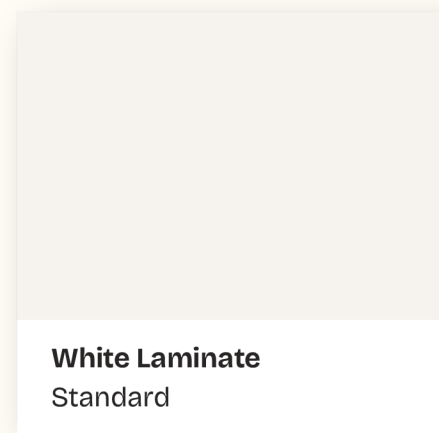


Bathroom Cabinets

The same three cabinet lines available for the kitchen are available for the baths.

- Merillat Vance standard.
- Merillat Portrait upgrade.
- Fabuwood Allure Luna premium.

Bath vanities are floating (wall-mounted) except in the half-bath.



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Lighting *Packages*

Four curated packages — each cohesive from room to room. The developer's family background in electrical supply brings a level of lighting design rare at this price point.



Standard Lighting Package



The **Standard Lighting Package** is characterized by quality, contemporary light fixtures that feature a modern mid-century twist. There are brushed nickel finishes, slim, minimalist sconces in the baths, and matte black exterior sconces. To the right is the Sputnik-inspired pendant fixture that is selected for the dining area.

Upgrade Package 1 · Sculptural Black

Lighting Upgrade Package #1 features more fixtures in a black finish, and the majority of the bulbs are LED, for longer-life and energy efficiency. To the right are some of the sculptural profiles of the fixtures in the package. Browse the complete list below.



With **Trentino**, sleek metal cylinders are designed to maximize light distribution while they make a striking mid-century modern impression. Each canister features a white interior, creating stark contrast and a robust lighting effect.

Upgrade Package 2 · Slim LED Future



Graceful. Continuous and captivating, 28" diameter with a silicone reflector and LED bulb

Lighting Upgrade Package #2 features fixtures with slim, future-forward LED and Matte black designs. To the right is the whimsical and stunning pendant fixture scheduled for the dining area. It is sure to make a great 1st impression upon entering the home. Browse the complete list below, of Upgraded Lighting Package 2.

Upgrade Package 3 · Jewelry for the Home

Lighting Upgrade Package #3. is for those who see light fixtures as a type of jewelry for the home, and are enthusiastic about having their lighting serve as a bold, focal point of the home. Here the finishes are gold, or black, and always in harmony with the rest of the design.



A branched frame inspired by a close observation of nature. Finely engineered and designed in delicate detail, the soft Gold finish pairs with organically formed Morning Frost glass that is partially frosted to conceal the LED light source within. Contemporary in design and soft in nature, this collection complements both modern and transitional aesthetics.

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Floor *Finishes*

1st floor: polished concrete standard. Upgrade to LVP. 2nd & 3rd floor: LVP standard.
Engineered hardwood upgrade available across all levels in 8 colors.



1st Floor · Standards & Upgrades



Standard Option
Luxury Vinyl Plank - Atna Ash



Standard Option
Luxury Vinyl Plank - Farald Walnut

2nd & 3rd Floor · Standards & Upgrades



Standard Option
Luxury Vinyl Plank - Atna Ash



Standard Option
Luxury Vinyl Plank - Farald Walnut

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Your home. Your choices. Zero compromise.

4th Modern is four homes at 4244-4260 4th Street in Midtown Detroit.
Newconstruction. Architect-grade finishes. \$699,000.

Limited availability.

CONTACT

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313-921-5890

SycamoreParkDetroit.com

4thmodern.com

4244-4260 4th Street, Detroit MI

[Schedule a showing](#)