

# Brookstone Development and Building Corp.

## The Oakmont Deluxe Model Lot 4 Chesapeake Ridge

3 Bedrooms, den, 3 1/2 Bathrooms, Luxury Series Home  
Sunroom, 3 Car Garage, Craftsman Front

*Home will be delivered 9/15/26*

<b>The Oakmont Deluxe – Base Price</b>	\$799,900
<b>Featured Options:</b>	
● Lot Premium - Right garage regular walk out basement	\$40,000
● Craftsman Elevation (includes stone wainscot) with 20x8 front porch - no rails	\$25,000
● Vaulted Ceiling - Foyer to Family Room	\$6,600
● Morning Room	\$19,000
● Three Car Front Load Garage 18x8 and 8x8 Doors	\$18,000
● Trey ceiling in master bedroom	\$4,000
● Modern Floor Plan #2	No Charge
● French doors to study at front entrance (no closet)	\$1,500
● Free standing tub in master bathroom	\$9,900
● 9' Foundation Walls - to include morning room	\$15,000
● Modern 2 Kitchen - Spring Valley Maple Cabinets	\$4,100
● Farm sink	\$3,000
● Level 1 Quartz in Kitchen	\$3,300
● Full Stainless Range Hood over Cooktop	\$650
● Craftsman Interior Trim	\$6,000
● Optional Bigger Bedroom #2	\$7,500
● Gas Cooktop	No Charge
● 25 cu ft side by side refrigerator	No Charge
● Stainless Steel Appliances	No Charge
● Garage Door Opener with WiFi - 2	No Charge
● Two Tone Paint	\$1,300
● Briarwood galvanized light package	\$2,200
● 6 ceiling fan rough ins (all bedrooms, family room, morning room)	\$1,500
● Brushed Nickel Flair Trim Knobs, Locksets, & Hinges	No Charge
● <b>Flooring &amp; Tile Upgrades</b>	<b>\$19,982</b>
● 100" electric fireplace in family room on bedroom wall (no stone or mantle)	\$5,000
● Beaded Siding	No Charge
● Black Windows and Gutters on front of home	No Charge
● Black Garage Doors	No Charge
● Finished bathroom in basement	\$11,000
<b>TOTAL SALES PRICE</b>	<b>\$1,004,432</b>
 FREE OPTIONS -with use of preferred lender and title co	 \$20,000
 NET SALES PRICE	 <b>\$984,432</b>

rev. 5-28-26

**Plus \$7,500 TOWARDS YOUR CLOSING COSTS with use of preferred lender and title co!**