

BROOKSTONE HOMES

Proudly Presents

DOLITTLE FARM - LOT 17

"THE HAWTHORN LUX II "

Perfect 1.50 acre lot - home sits high on a hill with flat back yard
5 Bedrooms , 4 1/2 baths , 2 car garage PLUS In Law suite Sunroom, den in bsmt.
Craftsman Front with full front porch, & Loaded with multitude of luxury features!
Including a Mother in Law Suite on main level!

The HAWTHORN LUX II – Base Price 6 car garage

\$789,900

Featured Options:

· Lot Premium - Long driveway - English walk up basement	40,000
· Craftsman Front Elevation 4 with porch and 6 Car Garage - NO RAILS if grade allows	18,000
· Upgraded color on metal accent front - Mill finish Galvalume Plus	1,000
· 9' Tall Basement Walls	8,000
· In law suite with 6 car garage layout - adds 1009 sq. ft.	100,000
· Open First floor layout - Modern Floor Plan # 2 - No Arches	3,500
· Sunroom - 14 x 14 ft. - adds 196 s.f.	20,000
· Trey ceiling in Master Bedroom	3,300
· 4 large bedrooms layout upstairs	N/C
· Delete Duct chase and Linen closet	N/C
· Modern 2 Kitchen with Portrait Painted Flat panel Painted Cabinets	8,900
· Wine Bar with Portrait Painted Flat panel Painted Cabinets - Level 3 Quartz	5,900
· Level 1 Quartz Countertops - MIL Suite Kitchen	800
· Level 3 Quartz Countertops - Kitchen	8,500
· Farm sink in main house	3,300
· Upgraded kitchen faucet - Delta Trinsic	900
· Relocate microwave and add hood vent	2,000
· Upgrade to full stainless range hood	600
· Gas Cooking in lieu of electric - Main and MIL Suite	N/C
· 25 Cu Ft French Style Refrigerator with ice and water	1,500
· Stainless Steel Appliances - 30" Cooktop	NC
· 100" Electric Fireplace - Center on family room/garage wall	5,000
· Ceiling Height Stone Fireplace Surround with Mantle	7,500
· Briarwood Graphite Bleached Oak Lighting Package - Main Floors	1,800
· Briarwood Graphite Bleached Oak Pendants over Island Replacing Recessed - 2	1,000
· 52" ceiling fan w/light in Master BR, SR, FR, Garage Offices w/CH cover (2)	3,000
· 42" ceiling fan w/light in bed 2, 3 and MIL Suite w/Clifton Heights Cover	1,650
· Flooring & Tile Upgrades - Inc Backsplash in both Kitchens	50,000
· Second Floor Laundry Room - Master Bedroom	2,200
· Hardwood Stairs	3,000
· Open foyer to study - exposed railings	450
· Craftsman Interior Trim - Main Floors	6,500
· Free Standing Tub Layout - Master Bath - Chrome	10,900
· Electric Outlet for TV above Fireplace	300
· Coffered Ceiling Dining Room 17 x 16	4,080
· Do not Install Porch Rails - if code Allows	N/C
· Add beam to open room under morning room to rec room in basement	750
· 8 Foot Wide Steps from Garage Rear to Patio	1,000
· 14 x 12 Concrete Patio off Garage Rear SGD	2,520
· 19 x 14 Trex Deck with steps - Off Sunroom	27,000
· Fully finished basement include. Rec. room, den, sunroom and full bathroom	50,775
· Briarwood Graphite Bleached oak Light in Basement and MIL Suite Bathrooms	600
· Black gutters and windows	N/C
· Stained Closet Rods - All Bedrooms except master	400
· Craftsman Exterior Lighting - Front and Rear	2,200
· Laundry Room Cabinets - Portrait	1,200
· Pot Filler - Arctic Stainless	1,600
· Model Home Custom Paint not offered (two tone only)	NO CHARGE
· California Closets custom master closet	10,000
· Recessed lights in basement - (10) for cabinet display	2,500
· Lamp Post	NO CHARGE

TOTAL SALES PRICE

1,214,025

FREE OPTIONS with use of preferred lender and title co.

114,125

NET SALES PRICE

1,099,900

PLUS: BUILDER WILL PAY UP TO \$10,000 OF YOUR CLOSING COSTS with use of our preferred lender!
Preferred lender will pay an additional \$2,500 of your closing costs - for a total of \$12,500 in closing cost assistance