



**23 Old Banks Road**  
**10 acre lot - 5 CAR GARAGE - NO HOA!**  
**“THE HAWTHORN LUX II ”- Luxury Series**

Custom Master Closet and Larger 4 Bedroom Plan - 3.5 bathrooms - Craftsman Front Elevation

3525 sq. ft. finished - Sunroom - Open Concept Floorplan Option - Front Porch

<b>The HAWTHORN LUX II – Base Price - 5 car garage</b>	<b>\$789,000</b>
<b>Featured Options:</b>	
· Lot Premium - 10 Acre Walk Out Basement	\$125,000
· Craftsman Front Elevation 4 with porch and 5 Car Garage	\$35,000
· Modern First Floor Plan no. 2 - No Arches	\$3,500
· Sunroom Room - 14 x 14 ft. - adds 196 s.f.	\$20,000
· 20'x12' Turnaround Area	\$3,000
· Trey Ceiling in Master Bedroom	\$3,000
· Coffered Ceiling - Dining Room 16' x 17'	\$4,080
· Modern 2 Kitchen with Benton Panited Cabinets - 8' Island with 24" overhang	\$3,200
· Quartz Countertops in Kitchen - Level A	\$2,400
· Gas Cooking in lieu of electric	NC
· Relocate Microwave and add Range Hood - 30" Cooktop	\$1,000
· Upgrade range hood to stainless steel in lieu of glass	\$750
· Stainless Undermount Sink in Kitchen	NC
· 25 Cu Ft French Style Refrigerator	\$1,500
· Stainless Steel Appliances	NC
· Pantry in Desk Area	\$500
· Two Tone Paint - 3 floors	\$1,900
· Briarwood Galvanized Lighting Package - Two levels	\$1,800
· Briarwood Galvanized Pendant lights in lieu of recessed lights above island	\$800
· 52" Ceiling Fans with Light in Master Bedroom, Sunroom, Family Room - Trinity Cover	\$1,650
· Ceiling fan Rough Ins - Bedrooms 2,3,4, Study	\$1,000
· Flooring & Tile Upgrades	\$20,000
· Second Floor Laundry Room - Master Bedroom	\$2,200
· Delte Duct Chase and No linen closet in hall	N/C
· Garage Door Openers	NC
· Craftsman Fireplace Mantle with marble surround-corner	\$1,000
· Free Standing Tub - Master Bath - Includes Rain Shower Head and Hand Held - Chrome	\$10,900
· Hardwood Stairs	\$3,000
· Craftsman Staircase only	\$1,000
· Open Stairway to Study/Living Room	\$450
· Electric Outlet for TV - Fireplace	\$300
· 9 ft Ceilings in Basement includes sunroom	\$12,000
· Finish Basement Rec Room (no L-Shape) 560 Sq Ft	NC
· Finish Basement Bathroom 70 Sq Ft	\$11,000
· Finish Basement Under Sunroom 170 Sq Ft	\$5,950
· Upgrade bathroom light to Briarwood	\$250
· Utility Sink in laundry room	\$1,100
<b>TOTAL SALES PRICE</b>	<b>\$1,068,230</b>
<b>FREE OPTIONS -with use of preferred lender and title co</b>	<b>\$15,000</b>
<b>NET SALES PRICE</b>	<b><u>\$1,053,230</u></b>

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