

Stonehill Family Homes proudly presents

The Hawthorn Deluxe I Model

Homesite #3 at Ruby Meadows - 1935 Garrisonville Rd

3 Acres Fully Wooded - Private Acreage Lot located near Garrisonville

3 Car Garage, Craftsman Front, Sunroom

Home tentatively scheduled to be completed on December 2026

The Hawthorn Deluxe I (3168 sq. ft.) – Base Price		\$769,900
Featured Options:		
· Lot PREMIUM - Lot 3 Walkout basement		30,000
· Elevation 4 Craftsman (VERTICAL siding on 2nd floor) no rails if grade allows		23,000
· Morning Room 16 x 12		20,000
· Trey Ceiling in Master bedroom		4,000
· 9 Ft Ceiling Height in Basement inc Sunroom		12,000
· Open Stairway to study		450
· Modern Floor Plan #2 - no arches		3,500
· Coffered ceilings dining room - 18 x 16		4,320
· Modern Kitchen -Spring Valley Painted Maple Cabinets with Soft close		2,500
· Extra pantry in Desk Area		500
· Level 1 Quartz in kitchen		4,500
· Gas Cooktop		N/C
· Stainless Steel Appliances		N/C
· 30 Cu Ft French Style Refrigerator with Ice and Water		1,500
· Stainless Steel hood vent		650
· Hardwood Stairs		3,000
· Craftsman staircase only		1,000
· Briarwood Galvanized Lighting Package - two floors		2,400
· Briarwood pendants (2) over island		800
· Two Tone Paint - 3 Floors		1,900
· Electric Outlet above fireplace for TV		300
· 52" Ceiling fan w/light - Master Bedroom, Morning Room, Family Room w/ Clifton Cover		1,800
· Ceiling fan rough-ins bed2,3,4,study		1,000
· Flooring & Tile Upgrades		14,500
· Marble Surround Fireplace - no raised hearth		500
· Craftsman mantle on Fireplace - no raised hearth		500
· Second Floor Laundry Room - Master Bedroom		2,200
· Delete Duct chase and Linen Closet		N/C
· Free standing tub layout with chrome finish		10,900
· Seamless Glass shower door with Chrome handles and hinges included with above		N/C
· 20 X 10 Driveway Turnaround		2,400
· Garage Door Openers (2)		N/C
· Elongated toilets all bathrooms (4)		N/C
· Finished Basement Rec. room		22,225
· Finished Basement Den		13,020
· Finished Basement Under Sunroom - Open to Rec Rm		6,300
· Finished Basement Bathroom		11,000
· Basement bathroom - Briarwood light		350
· Shower recess tile areas - (3)		N/C
· Black front windows. garage doors, and gutters		N/C
· Stone wainscot front elevation		N/C
· All other Luxury Line Standard Features		N/C
TOTAL SALES PRICE		\$972,915
INCLUDED BUILDER OPTIONS LIMITED TIME ONLY - with use of preferred lender and title co.		\$15,000
NET SALES PRICE		<u>\$957,915</u>

PLUS: BUILDER WILL PAY UP TO \$15,000 OF YOUR CLOSING COSTS with use of preferred lender who will pay \$2,500!