

Stonehill Family Homes proudly presents

The Lee Model

Homesite #4 at Ruby Meadows - 1945 Garrisonville Rd

3 Acres Fully Wooded - Private Acreage Lot located near Garrisonville

3 Car Side Load Garage, Craftsman Front, Sunroom

Home tentatively scheduled to be completed on October 30, 2026

The LEE – Base Price

\$799,900

Featured Options:

· Lot Premium - Lot 4	25000
· Side load 3 Car Garage	21000
· Elevation 2 Craftsman	24500
· Flat Family Room - No Step Down	N/C
· Dormer - Second Floor Bedroom 4	11000
· 14 x 12 Sunroom	19000
· 9' Foundation Walls inc Sunroom	15000
· Gourmet Kitchen Spring Valley Maple Cabinets with soft close drawers	2600
· Stainless Steel Hood in lieu of Glass	750
· Level 2 Quartz in Kitchen	4600
· Wine Bar with level 2 quartz	3700
· (2) pendants over island replacing Recessed	TBD
· Gas Cooking in lieu of electric	N/C
· 25 Cu Ft side by side Style Refrigerator	N/C
· Stainless Steel Appliances	N/C
· Chrome pot filler	1650
· Two Tone Paint - 3 floors	1900
· Standard Brushed Nickel Lighting Package - Two levels	N/C
· Ceiling fan rough-ins master, bed 2, 3, 4, study, family room and sunroom	1750
· Flooring & Tile Upgrades	15000
· Garage Door Openers	N/C
· Fireplace with Cultured Marble Surround	600
· Craftsman Mantle - Fireplace	1000
· Hardwood Stairs - Main and Rear	4500
· Metal pickets on staircase - Horizontal	5000
· Craftman staircase	1000
· Electric Outlet for TV - Fireplace	300
· Finish Basement Rec Room	20090
· Finish Basement Bathroom	11000
· Add Beam to open Rec Room to Hall	3500
· No tub modern layout - large shower with overhead rain	N/C
· Seamless Glass shower door	2000
· Wet bar rough-in	1100

TOTAL SALES PRICE

\$997,440

INCLUDED BUILDER OPTIONS LIMITED TIME PROMOTION- with use of preferred lender and title co

\$15,000

NET SALES PRICE

\$982,440

Plus \$17,500 TOWARDS YOUR CLOSING COSTS with use of preferred lender and title co!

4/6/2026