

Brookstone Homes at Sullivan Reserve



"The Hawthorn Deluxe II "

Sullivan Reserve-Homesite # 16 - 3.48 Acres - wooded lot with circular driveway
 4 Bedrooms - 2 1/2 Bathrooms - Study - 4 Car Garage
 Over 3,300 square feet on main two levels plus 1,600 sq. ft. unfinished bsmt.
 Available for delivery May 30, 2024

The Hawthorn Deluxe II NEW floorplan - Base Price

\$749,900

Featured Options:

● Lot Premium - Beautiful 3.48 acre wooded lot with long circular driveway	\$25,000
● Elevation 2 - Craftsman front with front porch - Garage on left	\$22,000
● 16 x 12 Sunroom	\$20,000
● 9 Foot Tall Foundation Walls	\$8,000
● 9 Foot Tall Ceiling height 2nd level	\$7,000
● Trey ceiling master bedroom	\$4,400
● Modern 1st floor plan with 10 foot island	\$3,500
● island extension 2 ft.	\$1,000
● Coffered ceiling in dining room - 18 x 16	\$4,320
● New 2nd floor Master Bedroom layout w/ laundry room, extra wide linen closet in hallway	\$2,200
● Gourmet Kitchen - Spring Valley Flat Panel Painted Cabinets	\$3,200
● Dove tail and soft close drawers kitchen and bathrooms	No Charge
● Trash Compactor in kitchen	\$1,750
● Quartz Countertops - Kitchen - Level 2	\$7,200
● Stainless Steel Appliances	No Charge
● Wine bar with quartz - level 2	\$4,600
● Icemaker in wine bar area - 15 inch.	\$3,000
● 25 Cu Ft French Style Refrigerator	\$1,500
● Gas Cooking in lieu of Electric	No Charge
● Glass Range Hood	No Charge
● Oak Stairs on main staircase	\$3,000
● Open study to stairway with exposed railing	\$450
● Overhead light in study - Trinity Fixture	\$300
● Metal Picketts	\$1,900
● Brushed nickel hinges, knobs, & locks	No Charge
● Trinity Brushed nickel Lighting Package - Main Floors	\$1,900
● Two Tone Paint - Main Floors	\$1,300
● Electric Outlet above stone fireplace for TV	\$300
● 52" Ceiling fan w/light - Master Bedroom, Family room, Sunroom	\$1,350
● Ceiling Fan rough-ins in Bedrooms 2, 3, & 4	\$750
● Master shower body sprayers (4)	\$2,200
● Master steam shower - floor to ceiling tiles , glass shower door	\$9,500
● Flooring & Tile Upgrades	\$11,746
● Stone Fireplace and Surround-upgrade color	\$4,400
● Brushed Nickel Master Bathroom Fixtures	\$2,300
● Garage Door Openers (2)	No Charge
● Beaded siding	No Charge
● Black Front Windows, Garage Doors and Black Gutters	No Charge
● Finished bathroom in basement	\$10,000
● Frame only- basement rec. room, den and under sunroom	\$10,000

Total Sales Price \$929,966

Less FREE Options \$15,000

Net Sales Price (after FREE options) \$914,966

**Additionally, builder will pay up to \$5,000 of YOUR closing costs, with use of preferred lender!
 and preferred lender will pay \$2,500 additional of your closing costs - total \$7,500!**