



Lot 9 Estes Estates - Eskimo Hill Road
3 acre lot - 5 CAR GARAGE - NO HOA!
“THE HAWTHORN LUX II ”- Luxury series

15 Min from DOWNTOWN FRED and NORTH STAFFORD MARKETPLACE

Custom Master Closet and Larger 3 Bedroom Plan - 3.5 bathrooms - Craftsman Front Elevation

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

MAY 10, 2024 MOVE IN

The HAWTHORN LUX II – Base Price **\$739,900**

Featured Options:

| | |
|---|----------|
| · Lot Premium - Lot 9 Walk Out Basement | \$0 |
| · Craftsman Front Elevation 4 with porch and 5 Car Garage | \$23,500 |
| · Modern First Floor Plan no. 2 - No Arches | \$3,500 |
| · 9' Foundation Walls | \$8,000 |
| · Sunroom Room - 14 x 14 ft. - adds 196 s.f. | \$20,000 |
| · Trey Ceiling in Master Bedroom | \$3,000 |
| · Coffered Ceiling - Dining Room 16' x 17' | \$4,080 |
| · Modern 2 Kitchen with Sincalir Panited Cabinets - 8' Island with 24" overhang | \$4,300 |
| · Quartz Countertops in Kitchen - Level A | \$2,400 |
| · Gas Cooking in lieu of electric | \$650 |
| · Relocate Microwave and add Glass Range Hood - 30" Cooktop | \$1,000 |
| · 25 Cu Ft French Style Refrigerator | \$1,000 |
| · Stainless Steel Appliances | N/C |
| · Pantry in Desk Area | \$500 |
| · Fireplace Corner of Family Room | N/C |
| · Two Tone Paint - 3 floors | \$1,900 |
| · Trinity Brushed Nickel Lighting Package - Two levels | \$1,600 |
| · 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 | \$10,000 |
| · Second Floor Laundry Room - Master Bedroom | \$2,200 |
| · Delte Duct Chase and No linen closet in hall | N/C |
| · Garage Door Openers (3) | N/C |
| · 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 |
| · Finish Basement Rec Room (no L-Shape) 560 Sq Ft | \$19,600 |
| · Finish Basement Bathroom 70 Sq Ft | \$10,000 |
| · Upgrade bathroom light to Trinity BN | \$150 |

TOTAL SALES PRICE **\$876,580**

Included options with use of preferred lender and title co -\$15,000

NET SALES PRICE **\$861,580**

PLUS: BUILDER WILL PAY UP TO \$5,000 OF YOUR CLOSING COSTS with use of our preffered lender!
and Preffered lender will pay an additional \$2,500 of your cloisng costs