

# BROOKSTONE DEVELOPMENT & BUILDING CORP.

Proudly Presents

## "THE HAWTHORN LUX II "

**Dolittle Farm Lot 18 - 1.5 acre open lot with long driveway and walkout basement**

**3 Bedrooms plus den 3 1/2 baths , 5 car garage . Sunroom, finished rec. room, den and full bathroom in basement**

**Craftsman Front with full front porch , & Loaded with luxury features!**

**June 30, 2024 delivery**

<b>The HAWTHORN LUX II – Base Price</b>	<b>\$769,900</b>
<b>Featured Options:</b>	
· Lot Premium - beautiful walk out lot with lots of yard	30,000
· Craftsman Front Elevation 4 with porch and 5 Car Garage	23,500
· Delete front porch rails if grade allows	N/C
· 9' Tall Basement Walls	8,000
· Open First floor layout - Modern Floor Plan # 2	3,500
· Sunroom - 14 x 14 ft. - adds 196 s.f.	20,000
· Trey ceiling in Master Bedroom	3,000
· Delete duct chase and Linen closet	N/C
· 50 Twin Door to Master Bedroom	500
· 3 bedroom layout	N/C
· Modern 2 Kitchen with Spring Valley Flat panel Painted Cabinets	1,600
· Relocate Microwave and Add Range Hood	2,000
· Quartz Countertops in Kitchen - Level 2	3,800
· Gas Cooking in lieu of electric	N/C
· French Style Refrigerator	1,000
· Stainless Steel Appliances	N/C
· Stainless Steel Range Hood	650
· Wine bar off dining room - with quartz countertops lvl. 2	4,700
· Stone fireplace surround	4,000
· Two Tone Paint - 3 floors	1,900
· Trinity Brushed Nickel Lighting Package - Main Floors	1,600
· <b>52" ceiling fan w/light in Master Bedroom, Sunroom Family Room w/Trinity cover - BN</b>	<b>1,650</b>
· Ceiling fan Rough Ins - Bedrooms 2,3	500
· Flooring & Tile Upgrades - estimate	11,500
· Second Floor Laundry Room - Master Bedroom	2,200
· Garage Door Openers (3)	N/C
· Luxury Master Shower with seat	N/C
· Four Body Sprays - Master Shower	2,200
· <b>Brushed Nickel Plumbing Fixtures - inc Basement bath</b>	<b>3,750</b>
· <b>Seamless Clear Glass Shower Door in Master Bathroom - BN Trim</b>	<b>2,000</b>
· Hardwood Stairs	3,000
· Open foyer to study - exposed railings	450
· Craftsman Interior Trim all three floors	7,500
· Electric Outlet for TV above Fireplace	300
· Coffered Ceiling Dining Room 17 x 16	4,080
· Finish Basement Rec Room	19,600
· Finish Basement Bathroom	10,000
· Upgrade to Trinity BN light in basemet bathroom	125
· Finish Basement Den with closet	10325
· Finish under Sunroom - Leave open to rec. room	5950
· Add beam to open room under morning room to rec room	1000
· Add (6) recessed lights in basement rec room in lieu of standard lights	2100
· California Closets custom master closet	10000
· Backsplash in kitchen	2000
· 36 inch cooktop in kitchen and 36 inch hood vent	N/C
<b>TOTAL SALES PRICE</b>	<b>979,880</b>
<b>FREE OPTIONS INCENTIVE</b>	<b>26,105</b>
<b>NET SALES PRICE</b>	<b><u>953,775</u></b>

***PLUS: BUILDER WILL PAY UP TO \$11,000 OF YOUR CLOSING COSTS with use of our preffered lender!***  
***Preffered lender will pay an additional \$2,500 of your cloisng costs - for a total of \$13,500 in closing cost assistance***