

JD Stonehill Homes Inc.

Proudly Presents

"THE OAKMONT EXT (modern) "

Homesite # 1- Shakelford Farm - 3 Acre Premium lot with 70' Driveway

3 Bedrooms/Den 3 1/2 bathrooms - Craftsman Front Elevation

2 Car Side Load Garage 1st floor master suite one level house

2,450 Square Feet one level plus Sunroom (192 sq. ft.)

PUBLIC WATER

May 30, 2025 Delivery

The Oakmont Ext. Modern (2,450 sq. ft.) – Base Price	\$749,900
Featured Options:	
· Lot PREMIUM - English Walkup Basement	15,000
· Elevation 3 Craftsman w/side load	18,000
· Morning Room 14 x 12	19,000
· Trey Ceiling in Master bedroom	4,000
· Skylights in Nook Area - 2	4,000
· 9 Ft Ceiling Height in Basement inc Sunroom	10,000
· Vaulted ceilings from foyer to family room	6,600
· Modern Kitchen - Painted Birch Cabinets with Soft close	5,700
· Level A Quartz in kitchen	3,900
· Gas Cooktop	600
· Stainless Steel Appliances	2,000
· 25 Cu Ft French Style Refrigerator with Ice and Water	2,000
· Stainless Steel hood vent	600
· Farm sink	3,000
· Hardwood Stairs	2,500
· Clifton Heights Brushed Nickel Lighting Package - Main Floor	2,400
· Two Tone Paint - one Floors	1,300
· Electric Outlet above stone fireplace for TV	300
· 52" Ceiling fan w/light - Master Bedroom, Morning Room, Family Room w/ Clifton Cover	1,800
· 42" Ceiling Fans w/light- Bedrooms 2, 3, & study w/ Clifton Cover	1,650
· Flooring & Tile Upgrades	10,000
· Stone Fireplace and Surround-upgrade color	5,000
· Free Standing Tub Layout - Master Bathroom w/ rainshower - Brushed Nickel	10,900
· Craftsman Interior trim package one level	6,000
· 20 x 12 Driveway Turn Around	3,600
· Garage Door Openers (2)	1,600
· Elongated toilets all bathrooms (4)	1,200
· Finished bathroom in basement	10,000
· Upgrade bathroom light to Clifton	200
· Finished rec. room in basement	33,250
· Finished Study #5 with under sunroom in basement	18,025
· Add 10 recessed lights in basement	2,500
· Shower recess tile areas - (3)	900
· Black front windows and black gutters	3,300
· Black Garage doors	500
· Beaded siding	1,300
· Stone wainscott front elevation inc side load - Premium Color	1,500
TOTAL SALES PRICE	\$964,025
FREE OPTIONS -	\$15,000
NET SALES PRICE	<u>\$949,025</u>

PLUS: BUILDER WILL PAY UP TO \$7,500 OF YOUR CLOSING COSTS with use of preferred lender!