

# Brookstone Homes at Chesapeake Ridge

Proudly Presents

## “THE HAWTHORN DELUXE I ”

**Homesite # 8 - 1.5 Acre Premium lot close to cul de sac with long driveway - Luxury Plan  
3 Bedrooms/Den 3 1/2 bathrooms - 3 Car Garage, Craftsman Front Elevation,  
3,168 Square Feet two levels , Sunroom (192 sq. ft.) , Front Porch, Open Floor Plan**

**SEPTEMBER 30, 2025 Delivery**

**The Hawthorn Deluxe (3168 sq. ft.) – Base Price \$759,900**

Featured Options:

· Lot PREMIUM - Walkout Basement	25,000
· Elevation 4 Craftsman (VERTICAL siding on 2nd floor) (no rails if grade allows)	26,000
· 3 Bedroom Second Floor Plan	N/C
· Morning Room 16 x 12	20,000
· Trey Ceiling in Master bedroom	4,000
· 9 Ft Ceiling Height in Basement inc Sunroom	10,000
· Open Stairway to study	500
· Modern Floor Plan #2 - no arches	3,500
· Coffered ceilings dining room - 18 x 16	4,320
· Modern Kitchen -Portrait Maple Cabinets with Soft close	6,300
· Wine Station with Level A Quartz	4,700
· Level A Quartz in kitchen	2,700
· Gas Cooktop	N/C
· Stainless Steel Appliances	N/C
· 25 Cu Ft French Style Refrigerator with Ice and Water	1,500
· Stainless Steel hood vent	650
· Farm sink	3,000
· 2 ft. additional island top with two legs	800
· Hardwood Stairs	3,000
· Clifton Brushed Nickel Lighting Package - Main Floor	2,100
· Two Tone Paint - Two 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, 4 w/ Clifton Cover	1,650
· Ceiling Fan Rough-in in study	250
· Flooring & Tile Upgrades inc Backsplash	13,000
· Stone Fireplace and Surround-upgrade color	5,000
· Second Floor Laundry Room - Master Bedroom	2,200
· Delete Duct chase and Linen Closet	N/C
· Free Standing Tub Layout - Master Bathroom w/ rainshower - Chrome	10,900
· Craftsman Interior trim package two levels	6,500
· 20 x 12 Driveway Turn Around	3,600
· Garage Door Openers (2)	N/C
· Elongated toilets all bathrooms (3)	N/C
· Finished rec. room, den and bathroom in basement (framing only)	10,000
· Shower recess tile areas - (3)	N/C
· Black front windows and black gutters	N/C
· Stone wainscott front elevation	N/C
· All other Luxury Line Standard Features	N/C
· Open study to Stairs	450

**TOTAL SALES PRICE \$934,470**

**FREE OPTIONS - \$15,000**

**NET SALES PRICE \$919,470**

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

1/15/2025