

Brookstone Homes at Sullivan Reserve

"THE FLORIDIAN"

Homesite # 7 - 3.49 ACRES

Heavily wooded lot - at end of cul de sac - total privacy

NEW Contemporary Model - Master bedroom on first floor, PLUS: master bed. on top floor!

4 Bedrooms - 4 1/2 baths, Plus: Upstairs family room, gourmet kitchen with 10 ft. x 4.5 ft. Island & 24 ft. sunroom

Over 4200 SF on main two levels plus 1800 sf finished basement with rec. room, 2 dens and full bathroom

10 ft. tall ceilings on first floor, 9 ft. ceilings on 2nd floor and basement - 3 car garage - Screened in porch- Stone/Stucco front

Available for delivery - June 28 , 2025

The Floridian - Contemporary modern design - Base Price - 4225 s.f. **\$924,900**

Featured Options:

· Lot 7 lot premium- Regular Walkout Basement & 3.49 acres	40,000
· Elevation 1 - Modern Contemp. with full Stucco and partial stone front	N/C
· 3 Car Garage with Stone and Stucco	25,000
· Dining Room with Cathedral Ceiling - 24 X 12	N/C
· 10 Ft. ceiling on first floor	N/C
· 9 Ft. ceiling on 2nd floor	N/C
· 9 Ft Ceiling Height in Basement	N/C
· Kitchen Layout with 10' Island and 30" overhang	N/C
· Kitchen Layout with wine station & icemaker	N/C
· Gourmet Kitchen - FULL OVERLAY PORTRAIT Painted Maple Cabinets with Dovetail and Soft close	11,400
· Pull out base shelves in Kitchen (6)	1,800
· Bar sink 18 inch in Wine Station	N/C
· Level 1 Cambria countertops in kitchen	10,000
· Stainless Steel Appliances	N/C
· 24 Cu Ft French Style Refrigerator FLUSH MOUNT with Ice and Water	3,500
· Delta Trinisc Stainless Steel Faucet	800
· Kohler "Cairn" 33.5 " undermount single bowl Sink (matte black)	500
· Cabinet range hood	2,500
· Pot Filler on stove - Stainless	1,650
· Main floor master bedroom layout	N/C
· Upstairs layout with second master bedroom, 1 bedroom and den, plus 2 bathrooms	10,000
· Trey ceiling in first floor master bedroom and 2nd floor master bedroom	6,000
· Two shower heads - both Master Bathrooms	N/C
· Shower w/ 4 wall jets - 2nd floor master bathroom - Stainless	2,400
· Seamless Glass shower door with BN trim - Second Floor master	N/C
· Stainless Steel Bathroom Fixtures - 2nd Floor Bathroom	1,600
· 3 Skylites in Dining room @ \$1800 each	5,400
· Coffered Ceilings in Family room - 18 x 14	3,780
· Oak Stairs - Main	3,000
· Clifton Heights Brushed Nickel Lighting Package - Main Floors	2,200
· Two Tone Paint - three floors	1,900
· Electric Outlet above stone fireplace for TV	300
· 52" Ceiling fan w/light - Master Bedroom, Family Room, 2nd Floor Master, SIP w/ Clifton Cover	2,400
· 42" Ceiling Fans w/light- Bedroom 4 & upstairs den w/ Clifton Cover	1,100
· Flooring & Tile Upgrades (includes tile backsplash in kitchen) estimate	20,000
· Fireplace Stone Surround-upgrade color	5,000
· Craftsman trim - three floors	10,000
· Modern picketts (tbd)	3,000
· 20 x 24 Driveway Turn Around	7,200
· Upgraded real granite 2nd floor master bathroom vanity tops	2,000
· Upgraded cultered granite bathroom tops- Bed 4 Bath, First Floor Master, B. Bathroom - 3 x \$600	1,800
· Black Windows Front of house only, Black Gutters Black Garage Doors	N/C
· Full Finished basement with rec. room, two dens and bathroom - SPECIAL PRICING THIS HOUSE ONLY	50,000
· Screened in porch - w/ trex. Flooring vinyl rails and steps - 32 x 12 - 385 s.f.	34,500
· 8 x 6 Grilling deck(Treated Wood) with steps off Screened Porch	5,000
· Door From Garage to Outside	1,100
· Add glass door with wall to study from foyer	1,500
· Add (7) recessed lights in rec room in lieu of standard lights in rec room	2,250

TOTAL SALES PRICE **\$1,205,480**

FREE OPTIONS with use of preferred lender and title co. **\$15,490**

NET SALES PRICE **\$1,189,990**

PLUS: BUILDER WILL PAY UP TO \$5,000 OF YOUR CLOSING COSTS with use of preferred lender!

Plus the preferred lender will pay an additional \$2500 of your closing costs!