

# Brookstone Homes at Sullivan Estates

## "The Hawthorn Deluxe I "

Sullivan Estates - lot 28 - 5.0 acre wooded lot with english walkup bsmt.

4 Bedrooms - 2 1/2 Bathrooms - Study - 3 Car Garage - Free standing tub master bathroom  
Over 3,200 square feet finished on three levels including a 1,500 sq. ft. unfinished basement!

*February 2023 Delivery*

**The Hawthorn Deluxe I - Base Price** **\$689,900**

### **Featured Options:**

● Lot Premium - English Walkup basement - 5 acre lot -	\$0
● Craftsman front with front porch with Vertical Siding on Second Floor	\$22,000
● 16 x 12 Sunroom	\$20,000
● 9 ft. ceilings basement	\$8,000
● Modern 1st floor plan with 10 foot island	\$3,500
● Modern Kitchen - Spring Valley Flat Panel Painted Cabinets	\$2,500
● Quartz Countertops - Kitchen - Level 2 - Carrera Thasos	\$7,200
● Stainless Steel Appliances	No Charge
● Wine bar with Level 2 Quartz - Carrera Thasos	\$4,600
● 25 Cu Ft French Style Refrigerator	\$1,000
● Trash compactor in kitchen	\$1,600
● Gas Cooking in lieu of Electric	No Charge
● Glass Range Hood	No Charge
● 2 ft. additional island top with two extra legs	\$800
● Kohler "Cairn" matte grey color - 33.5 in. undermount single bowl sink	\$500
● Coffered Ceiling Dining Room 18 x 16	\$4,320
● Trey ceiling - Master Bedroom	\$5,000
● Free Standing Tub Master Bathroom - with rain shower and hand held faucet (chrome)	\$8,700
● Oak Stairs on main staircase	\$3,000
● Close off study with solid door	\$700
● Craftsman Newel Posts and Picketts for staircase	\$1,000
● Brushed nickel hinges, knobs, & locks	No Charge
● Delete Duct Chase - Do not delete linen closet	No Charge
● Trinty Brushed Nickel Lighting Package - Main Floors	\$1,300
● Two Tone Paint - Main Floors	\$1,300
● Flat Screen Prewire above stone fireplace	\$500
● Electric Outlet above stone fireplace for TV	\$300
● 52" Ceiling fan w/light - Master Bedroom/Family room/Sunroom	\$1,200
● 42 inch Ceiling fan w/light - bedrooms 2, 3, & 4	\$900
● Flooring & Tile Upgrades	\$16,091
● Stone Fireplace and Surround	\$4,000
● Second Floor Laundry Room - Master Bedroom	\$2,200
● Brushed Nickel Bathroom Hardware - All Baths	\$700
● Garage Door Openers (2)	No Charge
● Door from garage side rear to side yard	\$1,500
● Beaded siding	No Charge
● 12 x 20 ft turnaround area	\$3,600

TOTAL SALES PRICE **\$817,911**

**FREE OPTIONS -with use of preferred lender and title co. FOR THIS HOUSE ONLY** **\$23,000**

NET SALES PRICE **\$794,911**

**PLUS: BUILDER WILL PAY UP TO \$20,000 OF YOUR CLOSING COSTS**  
**with use of preferred lender - lender to pay an additional \$2500 c.c.**