

Brookstone Homes at Sullivan Reserve

"THE LEE EXT "

Homesite # 1 - 3.00 acres

Heavily wooded lot - 125 ft. long driveway

4 Bedrooms - 3 1/2 baths, den, gourmet kitchen with 8 ft. island, huge family room off kitchen, morning room

Large master bed. Luxury bath room, study main floor, two staircases, 3 car garage

Over 4200 SF on main two levels plus 2100 sf unfinished basement for future Rec Room, den, game room, and bath.

Available for delivery June 30, 2023

The Lee Ext. New layout (4040 sq. ft.) – Base Price \$739,900

Featured Options:

· Lot 1 premium- Regular Walkout Basement	20,000
· Elevation 2 Craftsman	23,000
· 3 Car Side Load Garage - 18 x 8, 7 x 8 Raised Panel Doors with Stockton Windows	21,000
· Morning Room 14 x 12	19,000
· Modern layout with morning room open to family room	3,500
· Dormer in bedroom no. 4	11,000
· 9 Ft Ceiling Height in Basement	9,500
· New Kitchen Layout with 8' Island and 24" overhang	N/C
· Gourmet Kitchen - Spring Valley Painted Maple Cabinets with Soft close	2,600
· Wine Station with Level 1 quartz	3,200
· Quartz countertops in kitchen lvl. 1	2,600
· Stainless Steel Appliances	N/C
· 25 Cu Ft French Style Refrigerator with Ice and Water	750
· Delta Trinisc Stainless Steel Faucet	800
· Kohler "Cairn" 33.5 " undermount single bowl Sink (matte black)	500
· Cabinet style hood in kitchen in lieu of glass	1,500
· Oak Stairs - Main and Rear	4,500
· No step down in Family Room - and no railings	N/C
· Trinity Brushed Nickel Lighting Package - Main Floor	1,900
· 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/ Trinity Cover	1,500
· 42" Ceiling Fans w/light- Bedrooms 2, 3, 4 w/ Trinity Cover	1,350
· Flooring & Tile Upgrades	16,761
· Stone Fireplace and Surround-upgrade color	4,400
· Second Floor Laundry Room - Hallway	N/C
· Freestanding Tub layout in master bath - rainshower (chrome)	8,700
· Metal picketts	2,700
· Entrance from garage into mud room -	N/C
· Side outside entrance into mudroom with concrete stoop	N/C
· 20 x 12 Driveway Turn Around	3,600
· Upgraded cultured marble granite bathroom tops	1,600
· Black Front Windows Only & Gutters	N/C

TOTAL SALES PRICE \$907,461

FREE OPTIONS with use of preferred lender and title co. \$15,000

NET SALES PRICE \$892,461

PLUS: BUILDER WILL PAY UP TO \$5000 OF YOUR CLOSING COSTS with use of preferred lender!

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