



Proudly Presents

**“THE HAWTHORN DELUXE”**

**Homesite # 8 Estes Estates - 3 acres wooded county water  
4 Bedrooms 3 1/2 bathrooms - 3 Car Garage, Craftsman Front Elevation  
3,168 Square Feet, Sunroom, Front Porch, Open Floor Plan  
February 2023 Delivery**

<b>The Hawthorn Deluxe (3168 sq. ft.) – Base Price</b>	<b>\$644,900</b>
Featured Options:	
· Lot PREMIUM - 3 acres with county water	10,000
· Elevation 4 Craftsman with Vertical Siding on Second Floor	25,000
· Morning Room 16 x 12	20,000
· 9 Ft Ceiling Height in Basement	8,000
· Open Stairway to study	500
· Modern Floor Plan #2 - no arches	3,500
· Coffered ceilings dining room - 18 x 16	4,320
· Modern Kitchen -Brellin Painted Maple Cabinets with Soft close	6,800
· Wine Station with Level A Granite	3,600
· Level A Granite in kitchen	N/C
· Gas Cooktop	600
· Stainless Steel Appliances	2,000
· 25 Cu Ft French Style Refrigerator with Ice and Water	2,000
· Stainless Steel Double Bowl sink with Delta Trinisc Stainless Steel Faucet	800
· Hardwood Stairs	3,000
· Trinity Brushed Nickel Lighting Package - Main Floor	1,300
· Two Tone Paint - two 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, 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	10,033
· Stone Fireplace and Surround	4,000
· Second Floor Laundry Room - Master Bedroom	2,200
· Delete Duct chase and Linen Closet	N/C
· Free Standing Tub Layout - Master Bathroom	8,700
· Craftsman Interior trim	6,500
· 20 x 12 Driveway Turn Around	3,600
· Finished Basement Bath	10,000
· Basement Bath upgraded light- Trinity BN	150
· Garage Door Openers (2)	1,600
· Elongated toilets all bathrooms (4)	1,200
· Vaulted Ceiling master bedroom and bathroom	3,500
TOTAL SALES PRICE	\$792,753
FREE OPTIONS -	<b>\$32,800</b>
NET SALES PRICE	<b><u>\$759,953</u></b>

**PLUS: BUILDER WILL PAY UP TO \$20,000 OF YOUR CLOSING COSTS with use of preferred lender!**