



Lot 3 Marceron Woods
3 acre lot - 5 CAR GARAGE - NO HOA!
“THE HAWTHORN LUX II ”- Premier Series

Fully Finished Basement - Sunroom - Open Concept Floorplan Option - Front Porch

MOVE IN READY!

The HAWTHORN LUX II – Base Price - 5 car garage **\$769,900**

Featured Options:

· Lot Premium - Lot 3 English Walk Out Basement	\$50,000
· Craftsman Front Elevation 4 with porch and 5 Car Garage	\$34,000
· Modern First Floor Plan no. 2 - No Arches	\$3,500
· 9' Foundation Walls inc Sunroom	\$10,000
· Sunroom Room - 14 x 14 ft. - adds 196 s.f.	\$20,000
· Trey Ceiling in Master Bedroom	\$3,000
· Coffered Ceiling - Dining Room 16' x 17'	\$4,080
· Modern 2 Kitchen with Sincalir Panited Cabinets - 8' Island with 24" overhang	\$4,300
· Quartz Countertops in Kitchen - Level 1	\$2,400
· Gas Cooking in lieu of electric	\$650
· Relocate Microwave and add Glass Range Hood - 30" Cooktop	\$1,000
· 25 Cu Ft French Style Refrigerator	\$2,000
· Stainless Steel Appliances	\$2,000
· Pantry in Desk Area	\$500
· Fireplace Corner of Family Room	N/C
· Two Tone Paint - 3 floors	\$1,900
· Trinity Brushed Nickel Lighting Package - Two levels	\$1,600
· 52" Ceiling Fans with Light in Master Bedroom, Sunroom, Family Room - Trinty Cover	\$1,650
· Ceiling fan Rough Ins - Bedrooms 2,3,4, Study	\$1,000
· Flooring & Tile Upgrades	\$15,000
· Second Floor Laundry Room - Master Bedroom	\$2,200
· Delte Duct Chase and No linen closet in hall	N/C
· Garage Door Openers (3)	\$2,400
· Craftsman Fireplace Mantle with marble surround-corner	\$1,000
· Free Standing Tub - Master Bath - Includes Rain Shower Head and Hand Held - Chrome	\$10,900
· Hardwood Stairs	\$3,000
· Craftsman Staircase only	\$1,000
· Beaded Siding	\$1,600
· Open Stairway to Study/Living Room	\$450
· Electric Outlet for TV - Fireplace	\$300
· Finish Basement Rec Room (no L-Shape) 560 Sq Ft	\$23,975
· Finish Basement Bathroom 70 Sq Ft	\$11,000
· Finish Basement Under Sunroom 169 Sq Ft	\$5,950
· Finish Basement Study	\$10,325
· Upgrade bathroom light to Trinity BN	\$150
· Utility Sink	\$1,100

TOTAL SALES PRICE **\$1,003,830**

BUILDER INCENTIVE with use of preferred lender and title co. **-\$15,000**

BUILDER INCENTIVE Finish Basement Rec Room with use of preferred lender and title co. **-\$23,975**

BUILDER INCETNIVE Finish Basement Bathroom with use of preferred lender and title co. **-\$11,000**

BUILDER INCENTIVE Finish Basement Under Sunroom with use of preferred lender and title co. **-\$5,950**

BUILDER INCENTIVE Finish Basement Study with use of preferred lender and title co. **-\$10,325**

BUILDER INCENTIVE FOR QUICK SALE **-\$22,680**

NET SALES PRICE **\$914,900**

***PLUS: BUILDER WILL PAY UP TO \$5,000 OF YOUR CLOSING COSTS with use of our preffered lender!
and Preffered lender will pay an additional \$2,500 of your cloisng costs***