

# Stonehill Family Homes, Inc.

presents

## The Oakmont Deluxe at Windsor Forest (35 Longwood Dr)

2.85 Acre lot NO HOA community, located off Garrisonville Rd in the heart of Stafford

4 bedrooms, 3 and 1/2 baths

1.	Oakmont Deluxe Base Price	\$789,900
2.	Lot Premium	\$40,000
3.	Front porch elevation 3 20x8 porch stone wainscot	\$12,000
4.	Seamless glass shower door	\$2,000
5.	Vaulted ceiling from foyer to family room	\$6,600
6.	3 car front load garage 18x8 and 8x8 doors	\$18,000
7.	Morning Room	\$19,000
8.	6 ceiling fan rough ins (all bedrooms, family room, morning room)	\$1,500
9.	Two tone paint	\$1,300
10.	Gourmet kitchen with portrait cabinets	\$7,000
11.	Level 1 quartz in kitchen	\$4,500
12.	Stainless steel appliances	\$0
13.	25 cu ft side by side refrigerator	\$0
14.	Do not install 2nd hall closet in hall, leave open to diniing room	\$0
15.	Garage door openers (2)	\$0
16.	Add pantry with 5 shelves in wine station location	\$1,500
17.	Gas cooktop	\$0
18.	Flooring upgrades ESTIMATE	\$12,000
19.	marble fireplace surround	\$600
20.	Optional bigger bedroom #3	\$7,500
21.	ESTIMATE for upgraded light package	\$2,000
22.	9' foundation walls- to include morning room	\$11,500
23.	Modern Floor Plan 2	\$0
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25.	Advertised Incentive	-\$15,000
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	<b>Total Master Selection Summary</b>	<b>\$921,900</b>