

Brookstone Homes at Dolittle Farm

"THE LEE EXT "

Homesite # 1 - 1.90 acres

Wooded lot regular walk out basement

4 Bedrooms plus den - 4 1/2 baths, 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 1700 sf finished basement including Rec Room, den, game room, and full bath.

Available for delivery Jan. 30, 2025

The Lee Ext. New layout (4040 sq. ft.) – Base Price **\$819,900**

Featured Options:

· Lot 1 premium- Regular Walkout Basement	10,000
· Elevation 2 Craftsman	24,500
· 3 Car Side Load Garage - 18 x 8, 9 x 8 Raised Panel Doors with Stockton Windows	21,000
· Morning Room 14 x 12 with 9 ft. tall walls	20,000
· Modern layout with morning room open to family room	4,000
· Dormer in bedroom no. 4	11,000
· 9 Ft Ceiling Height in Basement inc Morning Room	11,500
· Gas Cooking in Lieu of Electric	N/C
· 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 2 quartz	3,400
· Icemaker in wine station - 15"	2,000
· Quartz countertops in kitchen lvl. 2	4,600
· Stainless Steel Appliances	N/C
· 25 Cu Ft French Style Refrigerator with Ice and Water	1,500
· 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
· Pot Filler at stove - Stainless steel	1,650
· 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	2,500
· Two Tone Paint - three floors	2,000
· Electric Outlet above stone fireplace for TV	300
· 52" Ceiling fan w/light - Master Bedroom, Morning Room, Family Room w/ Trinity Cover	1,650
· 42" Ceiling Fans w/light- Bedrooms 2, 3, 4 w/ Trinity Cover	1,350
· Flooring & Tile Upgrades - INCLUDES BACKSPLASH IN KITCHEN	22,772
· Stone Fireplace and Surround-upgrade color	5,000
· Second Floor Laundry Room - Hallway	N/C
· Freestanding Tub layout in master bath - No rainshower - Chrome	9,500
· 4 Body shower sprays master bathroom- delete rain shower (chrome)	NC
· Craftsman Stairs	1,000
· Entrance from garage into mud room -	N/C
· Side outside entrance into mudroom with concrete stoop	N/C
· 20 x 24 Driveway Turn Around	4,800
· 18 x 12 Treated Deck with Steps	TBD
· Upgraded cultured marble granite bathroom tops - Main floor baths	1,600
· 240V - 50 Amp Circuit for Electric Car - location on far corner wall closest to door into mudroom	1,000
· Black Front Windows Only & Black Gutters	N/C
· Black Garage Doors	N/C
· Laundry Tub - Garage and Laundry Room	2,200
· Garage Door Openers - 2	N/C
· R.I. plumbing for wetbar in basement	1,100
· Finished bsmt rec. room, game room, den, under sr and full bath - SPECIAL PRICING THIS HOUSE	55,000
· Recessed Lights in Rec Room - 10	3,300

TOTAL SALES PRICE \$1,060,022

FREE OPTIONS with use of preferred lender and title co. **-\$20,122**

NET SALES PRICE **\$1,039,900**

PLUS: BUILDER WILL PAY UP TO \$15,000 OF YOUR CLOSING COSTS with use of preferred lender!

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