

Brookstone Homes at Sullivan Reserve

"THE FLORIDIAN"

Homesite # 7 - 3.49 ACRES

Heavily wooded lot - at end of cul de sac - total privacy

NEW Contemporary Model - Master bed. on first floor- Luxury bath w/two shower heads, study main floor, 3 car garage
4 Bedrooms - 3 1/2 baths, Plus: upstairs den and family room, gourmet kitchen with 10 ft. x 4.5 ft. Island & 24 ft. sunroom
Over 4200 SF on main two levels plus 2100 sf unfinished basement for future Rec Room, den, game room, and bathroom

10 ft. tall ceilings on first floor, 9 ft. ceilings on 2nd floor and basement

Available for delivery MAY. 15, 2025

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| The Floridian - Contemporary modern design - Base Price - 4225 s.f. | \$924,900 |
| Featured Options: | |
| · Lot 7 lot premium- Regular Walkout Basement & 3.49 acres | 40,000 |
| · Elevation 1 - Modern Contemp. with full Stucco and partial stone front | N/C |
| · 3 Car Garage with Stone and Stucco | 25,000 |
| · Dining Room with Cathedral Ceiling - 24 X 12 | N/C |
| · 10 Ft. ceiling on first floor | N/C |
| · 9 Ft. ceiling on 2nd floor | N/C |
| · 9 Ft Ceiling Height in Basement | N/C |
| · Kitchen Layout with 10' Island and 30" overhang | N/C |
| · Kitchen Layout with wine station & icemaker | N/C |
| · Gourmet Kitchen - FULL OVERLAY PORTRAIT Painted Maple Cabinets with Dovetail and Soft close | 12,400 |
| · Pull out base shelves in Kitchen (6) | 1,800 |
| · Bar sink 18 inch in Wine Station | N/C |
| · Level 1 Cambria countertops in kitchen | 10,000 |
| · Stainless Steel Appliances | N/C |
| · 24 Cu Ft French Style Refrigerator FLUSH MOUNT with Ice and Water | 3,500 |
| · Delta Trinisc Stainless Steel Faucet | 800 |
| · Kohler "Cairn" 33.5 " undermount single bowl Sink (matte black) | 500 |
| · Cabinet range hood | 2,500 |
| · Pot Filler on stove - Stainless | 1,650 |
| · Main floor master bedroom layout | N/C |
| · Upstairs layout with 3 bedrooms, den, and family room plus 2 bathrooms | N/C |
| · Trey ceiling in master bedroom | 3,000 |
| · Trey ceiling in family room | 3,000 |
| · Two shower heads | N/C |
| · Shower w/ 4 wall jets master bathroom - Stainless | 2,400 |
| · California Closet cabinets in master closer | 10,000 |
| · 3 Skylites in Dining room @ \$1800 each | 5,400 |
| · Coffered Ceilings in Family room - 20 x 14 | 4,200 |
| · Oak Stairs - Main | 3,000 |
| · Trinity Brushed Nickel Lighting Package - Main Floors | 1,900 |
| · 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 & upstairs den w/ Trinity Cover | 2,000 |
| · Flooring & Tile Upgrades (includes tile backsplash in kitchen) | 20,000 |
| · Fireplace Stone Surround-upgrade color | 5,000 |
| · Craftsman trim - three floors | 10,000 |
| · Modern picketts (tbd) | 3,000 |
| · 20 x 24 Driveway Turn Around | 7,200 |
| · Upgraded real granite master bathroom vanity tops | 2,000 |
| · Upgraded cultered granite bathroom tops- all bathrooms - 4 x \$600 | 2,400 |
| · Black Windows front house only, Black Gutters | N/C |
| · Full Finished basement with rec. room, two dens and bathroom - SPECIAL PRICING THIS HOUSE ONLY | 50,000 |
| · Screened in porch - w/ trex. Flooring vinyl rails and steps - 32 x 12 - 385 s.f. | 34,500 |
| · 8 x 6 Grilling deck(Treated Wood) with steps off Screened Porch | 5,000 |
| · Door From Garage to Outside | 1,100 |
| TOTAL SALES PRICE | \$1,202,100 |
| FREE OPTIONS with use of preferred lender and title co. | \$17,200 |
| NET SALES PRICE | <u>\$1,184,900</u> |

PLUS: BUILDER WILL PAY UP TO \$5,000 OF YOUR CLOSING COSTS with use of preferred lender!
Plus the preferred lender will pay an additional \$2500 of your closing costs!