

BRIMSTONE

LOCATION:

Prairie Land Development Fifth
Fairhills Addition

DESCRIPTION:

Custom built 1,722 sq. ft. home with full lower level walkout and attached 3-stall garage. Open concept rambler with option for 3-5 bedrooms and a fully finished basement.

SPACES:

First Floor:

Kitchen – 11ft x 12ft

Dining Room – 11ft x 14ft 10in

Great Room – 14ft x 18ft

Foyer – 8ft x 8ft

Open Staircase – 9ft x 8ft

Master Bedroom 14ft x 15ft

Master W.I.C. – 6ft x 6ft

Master Bath – 8ft x 10ft

Second Bath – 10ft x 5ft

Bedroom #2 – 11ft x 11ft

Bedroom #3 – 11ft x 12ft

Laundry Room – approx. 7ft x 10ft

Guest Bath – 3ft x 7ft 6in

Garage – 33ft x 33ft & 12ft x 33ft

Future Lower Level: ***Not included in base price***

Bedroom #4 – 11ft x 11ft

Bedroom #5 – 11ft x 11ft

Bath – 14ft x 7ft

Activity Room – 29ft x 21ft 6in

Mechanical – 23ft 6in x 10ft 6in

Storage – 7ft 6in x 4ft

SPECIALTIES:

Marvin Integrity Windows

- Casements
- White hardware
- High efficiency glass

Bayer Built Entry Door System

- Front door w/ double sidelights
- Full view door in basement
- Exterior clad wrapped jambs
- 24 gauge steel

Timberline HD shingles

- Lifetime warranted shingles
- Laminated for thickness
- 39" panels no tabs

Pre finished soffit and fascia

CertainTeed vinyl siding

Masonite trims and interior doors

High-definition laminate (kit. perimeter)

Cambria island top

Bertch solid wood cabinets

Easy Track closet organizers

Wrought iron stair balusters

Wood beams in pan ceiling

7 ¼ horizontal wallboard (specify)

Wood stained wood porch ceiling

Gas fireplace

FEATURES:

Oversized spacious staircase

Kitchen cabinets to the ceiling

Solid surface kitchen island

Main floor laundry room

Guest bath

Pan ceiling

High end custom cabinetry

Cultured marble vanity tops

Walk in master closet

Painted interior trim & millwork

Painted cabinetry

Numerous closet spaces

PURCHASE PRICE:

Walk-Out Lot Price: **\$61,000.00**

- Includes all assessments
- Established sidewalks
- Installed street lights
- Paved front street
- Curb and gutter

Base House Price: **\$299,000.00**

- Labor and materials
- Turn-key resident
- Exterior and interior finish
- Floor covering
- Exterior concrete finish
- Exterior stone finish
- Grass and landscaping

OPTIONS OR UPGRADES:

Add:

- \$12,670 for radiant floor
- \$560 for reverse osmosis
- \$2,400 solid wood door
- \$4,800 for stained millwork
- \$5,600 for Onyx shower
- \$6,800 for tile shower
- \$4,600 for 9ft ceiling
- \$6,500 for ext. sprinkler

Deduct:

- \$10,200 for 2 stall garage
- \$1,100 for HD kitchen island
- \$800 for standard cabinets
- \$900 for no sidelights
- \$2,300 for no fireplace