



***“LynnRoy”  
Base Pricing***

<b><u>One Story Homes</u></b>	<b><u>Finished Sq. Ft.</u></b>	<b><u>Description</u></b>	<b><u>Base Price</u></b>
The Manassas	1332 sq ft +/-	3 Bedroom, 2 bath	\$209,950
The Melanie	1302 sq ft +/-	3 Bedroom, 2 bath	\$209,950
The Molly II	1461 sq ft +/-	3 Bedroom, 2 bath	\$224,950
The Rebeka	1444 sq ft +/-	3 Bedroom, 2 bath, 2 Car Garage	\$232,500
The Shiloh	1144 sq ft +/-	3 Bedroom, 2 bath	\$204,500
The Shiloh w/Florida Room	1312 sq ft +/-	3 Bedroom, w/Florida Room, 2 bath	\$216,950
The Virginian	1400 sq ft +/-	3 Bedroom, 2 bath	\$219,500

<b><u>Two Story Homes</u></b>	<b><u>Finished Sq. Ft.</u></b>	<b><u>Description</u></b>	<b><u>Base Price</u></b>
The Branford	1440 sq ft +/-	3 Bedroom, 2 ½ bath	\$214,950
The Cottage	1685 sq ft +/-	3 Bedroom, 2 ½ bath	\$231,500
The Lee	1814 sq ft +/-	3 or 4 Bedroom, 2 ½ bath	\$227,950
The Walker	1675 sq ft +/-	3 Bedroom, 2 ½ bath	\$229,500

**\*All Prices & Plans Subject to Lot Selection\***  
**\*Prices Subject to Change Without Notice\***



## Standard Features

### KITCHEN

- \*Dishwasher
- \*Self Cleaning Range & Hood
- \*Flat Panel Cabinets
- \*Laminate Countertops
- \*Pre-Selected Stainless Steel Kitchen Sink
- \*Pre-Selected Delta Faucets
- \*Ice Maker Hook Up

### BATH

- \*Flat Panel Cabinets
- \*Cultured Marble Vanity Tops
- \*Pre-Selected Delta Faucets
- \*White Bath Fixtures
- \*Pre-Selected Elongated Toilets
- \*Chrome Towel Rods & Toilet Paper Rods

### MECHANICAL ITEMS

- \*Heat Pump
- \*Central Air
- \*50 Gallon Electric Hot Water Heater
- \*200 AMP Electrical Services
- \*3 Telephone Jacks
- \*3 Cable Jacks
- \*Block, Wire & Install for 2 Ceiling Fans
- \*1 Set of Flood Lights on the Rear

### INTERIOR ITEMS

- \*Carpet in Bedrooms, Hallways, Family Room Areas
- \*Vinyl in Kitchens, Bathrooms, & Utility Rooms
- \*Walls & Ceilings painted Antique White (flat)
- \*All Trim painted white (semi-gloss)
- \*6 Panel Elite Interior Doors
- \*Pull down or walk up attic (if on rendering)
- \*Vinyl coated metal shelving
- \*Textured Ceilings (Excluding Bathrooms & Closets)
- \*Brushed Nickel Interior Door Knobs & Hinges

### EXTERIOR ITEMS

- \*Insulated Entrance Door
- \*30 Year Dimensional Shingles
- \*Drain tile around foundation
- \*5" Flat or Dutch Lap Siding
- \*Broom finished or aggregate sidewalk from front doorway to driveway
- \*Brick foundation
- \*Gravel Driveway
- \*Tilt-out Single Hung Vinyl Windows with Screens with Grills
- \*Gutters & Downspouts
- \*Richmond Rails on Front Porch
- \*Salt Treated Deck (10x12)

\$2,000 Closing Costs Paid by Builder  
When Using Approved Lender & Attorney  
Information Deemed Reliable but not Guaranteed  
For More Information Call  
Hometown Realty  
Cyndi Wyatt Blake 569-1529

