



LOT 27—ASCOT II

3000 SF, 1539 KAITLYN RD

• Lot Premium.....	\$ 2,000.00
• Morning Room (8x18).....	\$16,700.00
• Hardwood floors in Kitchen, Breakfast & Morning Room.....	\$ 5,630.00
• Hardwood floors in Dining Room.....	\$ 2,028.00
• 15 Recessed Lights (w/6 additional switches).....	\$ 2,940.00
• Box Bay in Dining Room.....	\$ 2,800.00
• Upgraded padding.....	\$ 1,075.00
• Oak Style Staircase (w/Oak Treads).....	\$ 4,170.00
• Landscape package.....	\$ 1,450.00
• SS Undermount Sink.....	\$ 475.00
• Upgraded Kitchen Cabinets (Level 1).....	\$ 2,300.00
• Granite.....	\$ 4,900.00
• Basement rough-in plumbing for future full bath.....	\$ 3,425.00
• Walk-up in basement (small).....	\$ 5,995.00
• 9 ft basement walls.....	\$ 4,985.00
• Radon rough-in pipe.....	NC
• Upgraded base trim.....	\$ 2,200.00
• 6 fan outlets (MBR, FR & one BR).....	\$ 1,080.00
• Gas fireplace (580) in lieu of woodburning.....	\$ 2,495.00
• Marble fireplace surround.....	\$ 995.00
• Extended front porch.....	\$ 4,400.00
• Stone front from door to end of porch.....	\$ 3,800.00
• Oversized shower in Master Bath.....	\$2,150.00

<i>Total value of upgrades</i>	\$ 77,993.00
Base Price	\$376,900.00

TOTAL SALE PRICE \$454,893.00

Hidden Valley Meadows by PA Gianni Homes PH: 610-706-0381 FX: 610-706-0382 EMAIL: resoldts@msn.com

Sales Office Hours: Friday-Monday from 11:30 to 4:30 pm

For private showings contact Tom Palmer, Prudential Fox and Roach, REALTORS at 888-669-3643.