



1017 Lake Prairie Trail

\$834,900 | 2809 Sq. Ft.

We take pride in keeping our potential homeowners informed every step of our building process. When building our Inventory Homes, we detail all items that would not be considered a standard amenity for the community in which the home is being built. The following are items that would be considered an optional feature for this or any home built in this community.

Prairie Hills Addition

Base Price

\$834,900.00

EXTERIOR ITEMS

- 6 Uplights
- Metal Awnings
- Black Window Package
- Custom Front Door w/ Rain Glass
- Custom 3 Panel Two-toned Sliding Door to Back Patio (*Inspire Series*)
- Full Glass w/ Mini Blind Insert Door to Back Patio
- Additional Ceiling Fan on Back Patio
- Propane Drop at Exterior Fireplace
- TV Plug & Electrical Outlet
- 10' Plate Height
- Walk Up Attic Stairs
- 4 Car Garage
- 8 Foot Garage Doors (**Pricing shown is per plan*)

- Included in Base Price*
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INTERIOR ITEMS

Kitchen:

- Custom Cabinetry to Ceiling w/ Glass Uppers
- Custom 36" Gas Cooktop (*Includes Main Propane Drop and Propane Drop at Cooktop*)
- Double Ovens
- Pull Out Trashcan
- Quartz Countertops
- Custom Kitchen Backsplash
- Stainless Steel Apron Front Sink
- Matte Black Antoni Kitchen Faucet
- Upper Cabinet Lighting (x7)
- Under Cabinet Lighting (x3)
- Potfiller over Cooktop
- 1-Lite Pantry Door w/ Satin Glass
- Additional Crown Molding in Kitchen & Nook

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Bathrooms:

- Hybrid 1/2 Glass Shower w/ Frameless Glass Doors, 2 Shower Heads & Tile between Freestanding Tub & Shower w/ Custom Niche at Tub

Included in Base Price

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Bathrooms Cont.:

Quartz Countertops in Master Bathroom	<i>Included in Base Price</i>
Commode Cabinet in Master Bathroom	<i>Included in Base Price</i>
Tile to the Ceiling in Master Shower	<i>Included in Base Price</i>
Custom Shower Floor in Master Shower	<i>Included in Base Price</i>
Custom Shower Wall Tile in Bath 3	<i>Included in Base Price</i>
Custom Shower Floor Tile in Bath 3	<i>Included in Base Price</i>
Hybrid 1/2 Glass Wall and Frameless Glass Door in Bathroom 3	<i>Included in Base Price</i>
Square Sinks in All Bathrooms	<i>Included in Base Price</i>

Misc. Items:

Custom Accent Wall in Entry	<i>Included in Base Price</i>
Vaulted Ceiling in Living Room w/ Center Wood Wrapped Beam	<i>Included in Base Price</i>
Floor to Ceiling Painted Brick Fireplace w/ Barnwood Mantel	<i>Included in Base Price</i>
Propane Drop at Interior Fireplace	<i>Included in Base Price</i>
Built-In Base Cabinetry w/ Barnwood Shelves in Living Room	<i>Included in Base Price</i>
Custom Mud Bench w/ Shiplap Back Wall	<i>Included in Base Price</i>
8' Pocket Door at Utility Room	<i>Included in Base Price</i>
Additional Recessed Lighting in Game Room	<i>Included in Base Price</i>
Additional Recessed Lighting in Master Bedroom	<i>Included in Base Price</i>
Wood Look Tile in All Hallways (Entry, Kitchen, Pantry, Nook, Living Room, Utility Room, Bath 2, Bath 3 & 1/2 Bath are Standard)	<i>Included in Base Price</i>
Custom Carpet Pad	<i>Included in Base Price</i>
Custom Lighting Package	<i>Included in Base Price</i>
8' Doors throughout Home	<i>Included in Base Price</i>
Propane Drop at Furnace	<i>Included in Base Price</i>
Tankless Water Heater	<i>Included in Base Price</i>
Buried Propane Tank	<i>Included in Base Price</i>

Options added to this home	\$0.00
Builder's Inventory Home Incentive	\$0.00
Total Investment for this Home	<hr/> \$834,900.00

**Brookson Builders reserves the right to change Standard Amenities without notice.*